

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

The Board of Supervisors of the River Hall Community Development District held a Regular Meeting on August 1, 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
Charlie Krebs	District Engineer
Holly Schwartz	Resident
Gary Stilwell	Non-Resident
Karen Asfour	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*)

Ms. Holly Schwartz, a resident residing near the conservation area, stated she was woken several times by motocross bikes, ATVs and gun shots in the early morning over the last several months, which prompted her to notify Mr. Asfour and the Florida Fish and Wildlife Conservation Commission (FWC). Residents were instructed to call 911 if gunshots are heard; otherwise, the Sherriff Department's non-emergency number, as the District has an arrest order on file for the Florida Power & Light (FPL) easement through to the conservation area, which Mr. Adams would distribute to the Board. A Board Member stated that, in addition to

random patrols, mostly on the weekend, quality photographs of violators and license plates, etc., could be used to arrest violators. Lee County, FWC and Lehigh Acres Municipal Services Improvement District (LAMSID) also have jurisdiction, since ATVs are prohibited in the canals.

Mr. Gary Stilwell, a nonresident, posed the following questions and comments:

➤ Question: Were the culverts located in the FPL right-of-way (ROW) easements mowed.

Answer: Mr. Adams stated the site, known as "Texas Crossing", would be addressed later in the meeting; there were no other culverts in the area that the District commenced over the last two years to mow twice a year.

➤ Regarding Portico's rezoning, the County has a zoning hearing scheduled. Mr. Krebs stated the District, as an interested party, received notification of the hearing from the South Florida Water Management District (SFWMD) and would be notified by SFWMD if Portico tries to change its existing permit. Since Portico discharges into the District's catch basins, discussion ensued regarding where the District's monitoring points were to determine who is responsible for infractions of the National Pollutant Discharge Elimination System (NPDES) construction permit and Municipal Separate Storm Sewer System (MS4) permit. Mr. Adams stated one of his Districts began water quality testing to set a benchmark, since there were several areas that could be developed later. If a contractor drilled so far down, the District would be forced to conduct water quality testing to set a benchmark, so the District would be able to determine whether an infraction was caused by an outside party.

THIRD ORDER OF BUSINESS

**Consideration of Resolution 2019-04,
Designating Dates, Times and Locations for
Regular Meetings of the Board of
Supervisors of the District for Fiscal Year
2019/2020 and Providing for an Effective
Date**

Mr. Adams presented Resolution 2019-04:

The following changes were made to the Fiscal Year 2019/2020 Meeting Schedule:

DATE: Change "January 2, 2020" to "January 9, 2020"

DATE: Change "July 2, 2020" to "July 9, 2020"

On MOTION by Mr. Morash and seconded by Mr. Asfour, with all in favor, Resolution 2019-04, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2019/2020, as amended, and Providing for an Effective Date, was adopted.

FOURTH ORDER OF BUSINESS

Update: Perimeter Access Control Initiatives

Mr. Krebs and Mrs. Adams provided the following update:

- Gate/Fence: A proposal from Conceptual Design Builders LLC for drawings to build and install a custom industrial gate with sturdier hinges, protected lock box, etc., was distributed.

Mr. Krebs needed further clarification and would contact the contractor regarding how the hinges are secured, the strength, the lock box, etc., as trespassers were entering through the weakest point, which were the hinges, rather than damaging the gate. Mr. Morash forwarded a proposal for a steel gate, as opposed to aluminum, to Mr. and Mrs. Adams. Discussion ensued regarding the decision to relocate the gate back onto Hampton Lakes' property, which would forego Portico participating in the cost share, etc. After discussions with the County, Mr. Krebs confirmed that the contractor would only need to submit a fence application, not a Limited Development Order (LDO), since the gate would be installed in the drainage canal. Funding would come from the Construction Fund and the District would recover a minor amount through cost sharing with Portico, if they decide not to relocate it back to its original location. Mrs. Adams would schedule a conference call with Mr. Krebs and the contractor to discuss material changes to 4" steel, with concrete posts, to be installed at the southwest corner of where Portico is constructing property; proposals would be presented at the next meeting.

FIFTH ORDER OF BUSINESS

Update: SR 80 Waterline Drainage Issue

Mr. Krebs stated, after several discussions with the City's Project Manager, in requesting a copy of the bid documents sent to the contractors, he confirmed that the Purchasing Department had not yet posted it on the City's website. Mr. Asfour asked if the City increased its budget and stated, if not, the District would be in the same position as before and, for that very reason, Mr. Metcalfe intended to request aid from someone above the Florida

Department of Transportation (FDOT). Mr. Krebs would notify the Board once the Request for Proposals (RFP) is posted. He hoped the project would commence in October.

SIXTH ORDER OF BUSINESS

**Update: School Parent Pick-up and Events
Parking on CDD Right of Way**

Mr. Adams stated a copy of Mr. Boyle’s correspondence, the School’s contact person, was provided and, while a new parking initiative for school events was implemented, the letter indicated that steps were underway to address daily and event parking issues.

SEVENTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of June 30, 2019**

Mr. Adams presented the Unaudited Financial Statements as of June 30, 2019. The financials were accepted.

EIGHTH ORDER OF BUSINESS

**Approval of June 6, 2019 Regular Meeting
Minutes**

Mr. Adams presented the June 6, 2019 Regular Meeting Minutes.

The following change was made:

Line 51: Change “loss” to “lots”

Discussion ensued regarding whether certain lots were correctly assessed as platted or un-platted. Mr. Adams stated he was notified by Mr. Barraco that he was preparing an Engineer’s Report, as the Developer intends to propose to the District issuing bonds on that property.

Lines 97 through 99: Delete last sentence.

In reference to Line 120, regarding preparing letters to the State Representative and Senator, Mr. Adams stated it was no longer necessary to do so, since the City was moving forward with repairing the SR 80 waterline.

On MOTION by Mr. Morash and seconded by Mr. Asfour, with all in favor, the June 6, 2019 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 reported the following:

- Texas Crossing Survey: Results showed gradual changes to the shape and elevation, occurred over time, rather than caused by FPL trucks.

Mr. Krebs stated that he presented the exhibit before complying with the request from SFWMD for an update on the current conditions. The District was now caught between two entities, SFWMD and FPL, since SFWMD would require the District to restore the area back to the original plans and FPL easements differ from SFWMD's standards. Before the District could perform any drainage improvements, it would first need approval from FPL, since it would be in the FPL easement, and FPL has the first right of refusal, since those changes could prevent FPL's trucks from accessing the area. In response to the question of what prompted these discussions, Mr. Krebs stated it was the flooding occurring off of Hickey Creek Road. Mr. Adams recommended installing a stent wall to prevent issues with FPL trucks gaining access. Mr. Krebs would forward an exhibit with the recommendation to install a stent wall to both parties.

- Lake banks and FPL easements: MAJ completed mowing. An aerial map of the lake banks was distributed.

Mr. Krebs stated that certain areas could not be completed due to overgrowth of vegetation because the Developer or Property Manager did not maintain them over the last ten years. Mr. Krebs was instructed to obtain proposals from MAJ to remove and haul trees 15' from the lake bank so the District's Landscaper could access the property to perform regularly scheduled maintenance to remain in compliance with the SFWMD permit. Mr. Krebs would provide Mrs. Adams with the lake numbers for GulfScapes to mow. All expenses related to resetting the lake banks would come from the Construction Fund.

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

- **NEXT MEETING DATE: September 5, 2019 at 3:30 P.M.**

The next meeting will be held on September 5, 2019 at 3:30 p.m.

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

Mrs. Adams and Mr. Olson reported the following:

RIVER HALL CDD

August 1, 2019

- Pipe cleaning project at the Cascades was completed on July 10th; cleaning would occur every three years.
- LED Street Light Retrofit: 25 remain before project can be deemed complete.
- GulfScapes agreed to two additional years at the current contract price. Areas were inspected to confirm the erosion repairs were completed.
- Cut backs were completed.
- Flower rotation was completed.
- Plant installation in the islands was completed.
- Contractor was addressing areas with algae, as identified in Mr. Olson's lake maintenance review.

Mr. Metcalfe stated he observed unaware drivers running the stop sign in front of the Cascades entrance. Mr. Krebs would provide details to Collier Paving & Concrete with direction to coordinate with Lykins-Signtek, Inc., for the purchase and installation of a decorative post and "Warning Stop Ahead" sign and "STOP" pavement markings on both lanes of the Parkway.

TENTH ORDER OF BUSINESS

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

The following questions and comments were posed by Mr. Stilwell:

- If the perimeter access control gate and hinges are welded together, there would be no concern about the bolts.
- The north side, further east of the FPL easement needed mowing.

Mr. Adams stated he would coordinate with SOLitude Lake Management (SOLitude) to have it sprayed every summer, during the dry season. Mr. Krebs would coordinate mowing the steep side slopes in the area during the dry season.

- In response to the question of whether planting perennials was considered, he was informed that the District is not involved in the selection process.
- Regarding the timeline of the events at the site known as "Texas Crossing", which before 1996 did not exist, its location on the recent survey differed from what Mr. Barraco reported. He recommended leaving the area alone, rather than deepening it as he did not want to see anymore water siphoning into homes.

Mr. Asfour stated he was opposed to the District issuing any more debt and recalled a District foreclosure during a recession because the Developer was unable to provide revenue for its operations and maintenance expenses. He requested Management, in coordination with Mr. Cox, prepare a list of the benefits and detriments if the District were to agree to allow the Developer to issue bonds on the property.

Mr. Morash asked for three uneven sidewalks to be repaired and for Mrs. Adams to determine whether the District or the HOA was fiscally responsible.

Mr. Stark stated that the HOA sent letters regarding lake access and no fishing policies, which he forwarded to the District. He recalled the District having these same discussions including posting signs about alligators.

Mr. Adams responded to the following items:

- The insurance carrier does not require posting alligator signs at every lake; however, if the District posts signs, they suggest doing so in high focal places.
- The District does not have a legal right to prohibit fishing; if the District prohibited it, the issue would become more of a trespass issue, which would require an abundance of signage and an agreement with the Sherriff's Department. It was possible the HOA's documents grant the authority to deter fishing in the lakes.

TWELFTH ORDER OF BUSINESS

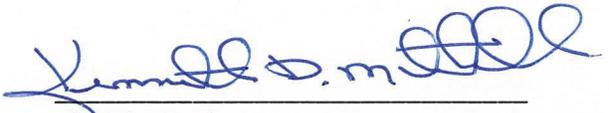
Adjournment

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 5:41 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair