

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

The Board of Supervisors of the River Hall Community Development District held a Regular Meeting on March 5, 2020, 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
Greg Urbancic	District Counsel
Charlie Krebs	District Engineer
Gary Stillwell	Non-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)

This item was presented following the Third Order of Business.

THIRD ORDER OF BUSINESS

**Consider Coleman, Yovanovich & Koester,
P.A. Proposal for District Counsel General
Legal Representation**

Mr. Adams presented the Yovanovich & Koester, P.A. engagement letter. Mr. Urbancic summarized his professional experience and familiarity with Community Development Districts.

On MOTION by Mr. Morash and seconded by Mr. Metcalfe, with all in favor, engaging Coleman, Yovanovich & Koester, P.A. for District Counsel Services, effective immediately, was approved.

▪ **Public Comments (3 minutes per speaker)**

This item, previously the Second Order of Business, was presented out of order.

Non-resident Mr. Gary Stillwell asked if District Counsel’s services would include monitoring the National Pollutant Discharge Elimination System (NPDES) permit. Mr. Urbancic stated that the District Engineer typically monitors that but he would assist when needed.

FOURTH ORDER OF BUSINESS

Discussion/Consideration: MAJ Contracting, Inc., Vehicle Barrier and Installation Quotes

Mr. Krebs presented the MAJ Contracting, Inc. (MAJ) proposal to install the new perimeter access gate and three fence panels that were omitted from the original proposal. The proposals from MAJ and Morrison Equipment would be revised, as the additional panels were no longer needed. Mr. Asfour asked if the gate would be effective in preventing intruders from entering the community. Mr. Metcalfe stated that the gate and other measures that were taken to block access would be effective in reducing traffic; it was a worthwhile investment.

On MOTION by Mr. Morash and seconded by Mr. Metcalfe, with all in favor, the MAJ Contracting, Inc., Vehicle Barrier and Installation Quotes, for a fence gate and additional panels, in addition to the previously approved work, in a total combined not-to-exceed amount of \$31,430, was approved.

Mr. Urbancic was provided a summary of the current issues and the measures taken by the District to prevent intruders from accessing the property.

FIFTH ORDER OF BUSINESS

Update: Perimeter Access Control Initiatives

Mr. Adams stated there were no updates; however, he would have a fencing company fill in the gaping hole between the two decorative gates, which occurred when Florida Power &

RIVER HALL CDD

March 5, 2020

Light (FPL) removed the Brazilian pepper tree during its recent bush hogging project along the FPL easement.

Mr. Adams stated that the Sheriff's Department paperwork was completed and they were given maps of the areas to patrol. The off-duty Sheriff Deputies' schedules would be distributed once the positions are filled.

SIXTH ORDER OF BUSINESS

Update: SR 80 Waterline Drainage Issue

Mr. Krebs stated that, according to the Project Manager, there were no new updates; he was waiting for the City Engineer, Ms. Monahan, to respond to his call. A Board Member noted another waterline break, towards Buckingham Road.

SEVENTH ORDER OF BUSINESS

Update: Portico Recent Stormwater Permit Application Activities

Mr. Krebs stated he received notification that the applicant asked for another extension. He believed the request was staff driven, as he too received several extension requests from staff for more time to write the permit. Portico's permit was still in compliance with the original permit and there were no changes indicating additional discharge; it only involved internal changes to the water management system. He directed Staff to contact Ms. Simmons, with Lee County, to address the issue of construction dust in the area, as it is within the purview of the NPDES permit.

EIGHTH ORDER OF BUSINESS

Continued Discussion: Recreational Usage Policy for Stormwater Ponds

Mr. Adams stated that, rather than implementing a policy restricting the use of the ponds, which would be difficult to enforce, he proposed designated fishing areas specific to the Cascades. It would require removing vegetation to allow for easy catch and release. Discussion ensued regarding extending the areas to other neighborhoods, delaying this matter until access to the property is secured, etc.

**DUE TO AUDIO DIFFICULTIES, THE REMAINDER OF THE
MINUTES WERE TRANSCRIBED FROM THE MEETING NOTES**

RIVER HALL CDD

March 5, 2020

It was decided to defer any further activity to manage recreational use of the District’s storm water ponds at this time.

On MOTION by Mr. Metcalfe and seconded by Mr. Asfour, with all in favor, deferring the “Discussion of the Recreational Usage Policy for Stormwater Ponds” agenda item, indefinitely, was approved.

NINTH ORDER OF BUSINESS

Update: Traffic Study/Speed Reduction Request SR 80

Discussion was held regarding the positive response to the recent letters sent, inquiries made by the District, the anticipated timing for speed monitoring to occur and a report to be completed by the Florida Department of Transportation (FDOT).

TENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of January 31, 2020

Mr. Adams presented the Unaudited Financial Statements as of January 31, 2020. The financials were accepted.

ELEVENTH ORDER OF BUSINESS

Approval of February 6, 2020 Regular Meeting Minutes

Mr. Adams presented the February 6, 2020 Regular Meeting Minutes.

On MOTION by Mr. Stark and seconded by Mr. Mitchell, with all in favor, the February 6, 2020 Regular Meeting Minutes, as presented, were approved.

TWELFTH ORDER OF BUSINESS

Staff Reports

A. District Engineer: *Hole Montes*

There was nothing further to report.

▪ District Counsel: *Coleman, Yovanovich & Koester, P.A.*

This item was an addition to the agenda.

Mr. Urbancic thanked the Board for hiring him and stated that he looked forward to working with them.

RIVER HALL CDD

March 5, 2020

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

Mr. Adams stated that the Fiscal Year 2019 audit would be presented at the next meeting.

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

Mrs. Adams stated that, per the Board’s direction, the hog trapper commenced several weeks ago, catching 15 hogs. Staff was approved for the trapper to continue, on a weekly basis, as this exercise has been very successful.

- **NEXT MEETING DATE: April 2, 2020 at 3:30 P.M.**
 - **QUORUM CHECK**

All Supervisors confirmed their attendance at the April 2, 2020 meeting.

THIRTEENTH ORDER OF BUSINESS

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

Mr. Stillwell commented on several areas of concern, including recent unauthorized ATV racing, the Texas Crossing and boulder removal in the ditch all along the FPL Easement.

FOURTEENTH ORDER OF BUSINESS

Supervisors’ Comments/Requests

Mr. Asfour asked for the May agenda to include discussion of the issue of parking on River Hall Parkway and for the School Superintendant to be invited.

Mr. Morash asked that GreenPointe is invited to the next meeting to answer questions.

Regarding the Farmer Fence, Mr. Urbancic would follow up with prior District Counsel to secure files, materials and verbal status on outstanding items.

Consideration of the Internal Controls Resolution would be included on the next agenda.

It was noted that the fountain lights, off the west side of the entry to River Hall, have been recently repaired.

FIFTEENTH ORDER OF BUSINESS

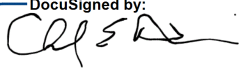
Adjournment

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

On MOTION by Mr. Morash and seconded by Mr. Mitchell, with all in favor, the meeting adjourned at 4:29 p.m.

RIVER HALL CDD

March 5, 2020

DocuSigned by:

1567A2305DF3492...

Secretary/Assistant Secretary

DocuSigned by:

6C14F1AD408B468...

Chair/Vice Chair