

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

The River Hall Community Development District Board of Supervisors held a Regular Meeting on November 5, 2020, at 3:30 p.m., at River Hall Town Hall Center, located at 3089 River Hall Parkway, Alva, Florida 33920.

Present were:

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|------------------------------|---------------------|
| Joseph E. Metcalfe, III | Chair |
| Ken Mitchell (via telephone) | 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 District Manager |
| Tammie Smith | Operations Manager |
| Greg Urbancic (via telephone) | District Counsel |
| Charlie Krebs | District Engineer |

Residents present were:

| | | | |
|---------------------|----------------|-------------------------|----------------|
| Walter Lasher | Rachel Laroso | Ann Lasher | Garrett Laroso |
| Randy Schlueter | Tiffany Masoka | Bob Foster | Buddy Scannall |
| John & Penny Wolper | | Derek & Rachael DeRosso | |

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 3:30 p.m. Supervisors Metcalfe, Asfour, Morash and Stark were present. Supervisor Mitchell was not present at roll call.

SECOND ORDER OF BUSINESS

Public Comments (3 minutes per speaker)

Resident Walter Lasher expressed concern about the lake levels. Mr. Adams stated that, while the water management system did not allow the District to lower lake levels manually, the system performed well during two recent 100-year storm events.

Mr. Mitchell joined the meeting via telephone.

THIRD ORDER OF BUSINESS

Developer Update: Development and Master Association Activities

Referencing a PowerPoint presentation, Mr. Adams reported the following:

- The national resale market remained robust and over 18,000 residential permits have been pulled in Lee, Charlotte and Collier Counties over the last 12 months, which was the most since 2006.
- The resale market was expected to be very strong because of decreasing availability in southwest Florida.
- Project To-Date Sales: Site work was started at the Tiki Bar. Parcel S infrastructure was 60% complete and Hampton Lakes South infrastructure was 15% complete. Sales remained strong in both communities. October was Pulte’s best month.
- Town Hall Amenity Center Update: Pool repairs were completed. Bocce ball and pickleball canopies were ordered and expected to be installed soon. The parking lot would be coated and striped. Additional golf cart parking would be added by the bocce ball and pickleball courts.
- River Hall Country Club HOA Update: All new community, marketing and builder signage was ordered and due to be installed as soon as possible. Guard fence was ordered for between the columns. Stickers would be required on golf carts for Hampton Lakes and Cascades residents. Seasonal readiness preparations were underway.
- Security Update for Southeast Preserve: Per the contractor, nightly details at varying times seem to make a difference. No arrests were made to date and activity was trending down. Security details would continue.
- Security Update for Southwest Corner of Hampton Lakes and LAMSID: Installation of barbed wire fence, north of the new gate, was completed; the barbed wire was reinstalled twice. The padlock was removed from the gate. Mr. Krebs would follow up with LAMSID.

FOURTH ORDER OF BUSINESS

Update: Perimeter Access Control Initiatives

Mr. Adams stated that the aforementioned access control measures on the south boundary were intended to deter ATV traffic in that area. Mr. Stark stated he met with homeowners affected by the additional proposed fence along their property lines and they suggested roadside hedges rather than fencing. Mr. Stark stated that Mrs. Adams obtained quotes for hedges along the roadside; however, hedges would have maintenance costs.

Resident Rachel Laroso questioned the purpose of having a fence along the Parkway and pointed out that The Cascades was not fenced. Mr. Stark discussed encroachment and boundary issues between the separate communities within River Hall.

Resident John Wolper asked what types of encroachment was observed. Discussion ensued regarding a former resident with nuisance vehicles and the presence of wildlife from the preserve observed in the District. Mr. Stark stated that the preserve was a natural boundary. He discussed the District’s initiative to remove nuisance hogs and prevent property damage.

Residents expressed their disagreement with the proposed fence. Discussion ensued regarding the need for proactive security in River Hall, unauthorized golf carts in the Country Club, proposed fence locations, landscaping and aesthetic issues, security, theft of foliage and trees in the preserve and damage to the fence intended to protect gopher tortoises. The map depicting property ownership and the possibility of installing additional decorative columns to match the existing columns owned by the HOA were discussed. Mr. Adams stated Staff would request proposals for the fencing discussed, including a gate for landscape maintenance access.

FIFTH ORDER OF BUSINESS

Update: Traffic Study/Speed Reduction Request SR 80

Mr. Stark stated an informational meeting was scheduled regarding the new firehouse that would be built in the near future. He suggested coordinating with the Fire Department regarding speed reduction measures.

SIXTH ORDER OF BUSINESS

Update: School Zone Signs on River Hall Parkway

Mr. Adams stated that Mr. Ron Boyles was advised that the Department of Public Works would not install school zone markings or signage on a private road. Discussion ensued

regarding utilization of construction funds, placement and deeding of the pillars previously discussed, agreements with the Developer and the need to confer with the HOA. Mr. Adams stated he would obtain quotes and confer with the HOA.

SEVENTH ORDER OF BUSINESS

Consideration of GulfScapes Landscape Management Services Clusia Installation and Maintenance Proposals

- A. #2165 (Installation)
- B. Change Order (Maintenance)

This item was discussed in conjunction with the Third Order of Business.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of September 30, 2020

Mr. Adams presented the Unaudited Financial Statements as of September 30, 2020. Discussion ensued regarding electric bill reductions over several months, which was likely due to fountain malfunctions. The financials were accepted.

NINTH ORDER OF BUSINESS

Approval of October 1, 2020 Regular Meeting Minutes

Mr. Adams presented the October 1, 2020 Regular Meeting Minutes.

On MOTION by Mr. Morash and seconded by Mr. Mitchell, with all in favor, the October 1, 2020 Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS

Staff Reports

- A. District Engineer: *Hole Montes*

Mr. Krebs stated the South Florida Water Management District (SFWMD) advised that it was not possible to move a control structure farther to the east due to the elevations. A final resolution of the matter was pending.

- B. District Counsel: *Coleman, Yovanovich and Koester*

There being no report, the next item followed.

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

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

All Supervisors confirmed their attendance at the December 3, 2020 meeting.

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

Mrs. Adams distributed and reviewed the Field Operations Status Report. The LED retrofit project of street lamps was nearly complete with just eight remaining. Pine straw would be delayed until December due to a supply shortage. Street sweeping would be completed the first week of December.

Ms. Smith presented the Lake Tour/Review Notes and stated she would follow up with the contractor and the golf course Superintendent regarding grass clippings in the lake.

ELEVENTH ORDER OF BUSINESS

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

There were no public comments.

TWELFTH ORDER OF BUSINESS

Supervisors' Comments/Requests

Mr. Asfour stated that turkeys have been known to charge at humans and noted that a resident walking in the community was forced to retreat after turkeys charged across vacant lots. Discussion ensued regarding wildlife in the community.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Mitchell and seconded by Mr. Stark, with all in favor, the meeting adjourned at 5:04 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Yemell Smith
Chair/Vice Chair