

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

The River Hall Community Development District Board of Supervisors held a Regular Meeting on January 7, 2021, at 3:30 p.m., at River Hall Town Hall Center, located at 3089 River Hall Parkway, Alva, Florida 33920.

**Present were:**

|                                |                     |
|--------------------------------|---------------------|
| Ken Mitchell                   | Chair               |
| Robert Stark                   | Vice Chair          |
| Paul D. Asfour                 | Assistant Secretary |
| Michael Morash (via telephone) | Assistant Secretary |
| Joseph E Metcalfe              | Assistant Secretary |

**Also present were:**

|                               |                              |
|-------------------------------|------------------------------|
| Chuck Adams                   | District Manager             |
| Cleo Adams                    | Assistant District Manager   |
| Greg Urbancic (via telephone) | District Counsel             |
| Grady Miars (via telephone)   | GreenePointe Communities LLC |
| Charlie Krebs                 | District Engineer            |

**Residents present were:**

|                 |                |                |
|-----------------|----------------|----------------|
| Leon Harrington | Mike Hagan     | Paul Carapella |
| Dean Rustad     | Sonya Mitchell | Karen Asfour   |
| Bob Cunningham  | Ralph Corey    |                |

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 3:30 p.m. Supervisors Metcalf, Mitchell, Asfour and Stark were present, in person. Supervisor Morash was attending via telephone.

**SECOND ORDER OF BUSINESS**

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

Resident Dean Rustad noted a couple of washout areas at the pond near his home on the west side of Moss Way. He submitted a list of addresses that needed to be inspected.

Resident Mike Hagan noted ongoing traffic issues in the community and asked for an update on construction of the gate and fencing. At a recent HOA meeting, he learned that the gate material was not ordered. He voiced his desire to accelerate the process. Mr. Adams stated the gate/fencing would be addressed later in the meeting.

Resident Sonya Mitchell inquired about the surrounding fence and reported that individuals are constantly entering the community to fish in the pond near #11 and #12. She felt that the CDD is responsible for securing the entrance. She commented that the community is not a city park but is treated like one.

Resident Paul Carapella stated that he confronted two trespassers who were fishing in the community pond and the trespassers noted that there were no “No Fishing” signs posted.

Resident Karen Asfour gave suggestions about the installation of a partial fence from the guardhouse to the preserve, on the north side.

Resident Leon Harrington agreed with Mr. Hagan and Ms. Mitchell’s concerns about the need for a fence and stated that he constantly observes trespassers entering the property, as if it were a public park. He felt that it should not be up to residents to patrol the area.

Resident Bob Cunningham asked if residents would have an opportunity to ask questions and comment on the partial fence discussion later in the meeting. Mr. Metcalfe replied affirmatively.

Resident Ralph Cory stated he was visited by an unannounced acquaintance at 9:00 p.m., one evening. In his opinion, the guards do not adequately screen those who want to enter the community and it should be addressed. Discussion ensued regarding the security guards, the HOAs’ responsibility to make rules and set fines and the role of the CDD.

**THIRD ORDER OF BUSINESS**

**Developer Update: Development and Master Association Activities**

Mr. Miars gave the following update:

- The HOA budgets were approved in Town Hall and Hampton Lakes (HL). The gate would be constructed during 2021.
- Sales in HL increased from 72, in 2019, to 106, in 2020, and are expected to increase in 2021. River Hall Country Club (RHCC) sales increased from 14, in 2019, to 41, in 2020; a very

significant increase in sales is expected in 2021, due to the additional product lines that will offered.

- Construction in Hampton Lakes South and Parcel S were progressing nicely; the plats would be recorded this week or the following week.
- Additional sites were excavated and meaningful construction of the area buildings would commence.

**FOURTH ORDER OF BUSINESS**

**Update: Perimeter Access Control Initiatives**

Mr. Stark stated, regarding the CDD’s financial responsibility for perimeter control, the District manages a construction fund left over from the original bankruptcy settlement, funded by RH Venture I and II, which includes going towards the development of HL and RHCC. Although the District manages the fund, the Developer has a right to access funds to develop infrastructure and Parcel S, which was included in the original plat and documents for the 2011 bond issue. As the construction fund is nearing completion, the Board was taking an active role in designating how the remaining funds would be utilized. Discussion ensued regarding the Developer contributions towards improvements, bond funds and the previous allocation of \$55,000 towards a fence and placement and positioning of the fence.

**FIFTH ORDER OF BUSINESS**

**Discussion: Partial Fence Option**

Referencing slides, Mr. Stark presented the partial fence option and explained the three proposals that were received. He discussed the easements, the top of the berm, a partial fence along the roadway made up of plant beds and fencing and the County and utility company restrictions. He recommended constructing a fence on top of the berm, on the south side of the District-owned easement, and placing the fence 1’ to 3’ south of the easement, near the Town Hall property. The same gate would be used to the north of the guardhouse.

Discussion ensued regarding the preserve line, fence contractor, fence and plant materials that would be installed, the golf course, a utility gate, a decrease in trespassers once the fence is erected, the estimated construction costs and the next steps.

**On MOTION by Mr. Stark and seconded by Mr. Metcalfe, with all in favor, the partial fence option consisting of fencing and plantings, as illustrated in the exhibit, was approved.**

**SIXTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of November 30, 2020**

Mr. Adams presented the Unaudited Financial Statements as of November 30, 2020. Mr. Morash questioned a \$35 correspondence charge on the legal invoice. Mr. Urbancic would check on the item and issue a credit to the District, if necessary. The financials were accepted.

**SEVENTH ORDER OF BUSINESS**

**Approval of December 3, 2020 Regular Meeting Minutes**

Mr. Metcalfe presented the December 3, 2020 Regular Meeting Minutes. The following changes were made:

Line 28: Delete "Patty &" before "Leon Harrington"

Line 28: Change "Laroso" to "Delaroso"

**On MOTION by Mr. Asfour and seconded by Mr. Stark, with all in favor, the December 3, 2020 Regular Meeting Minutes, as amended, were approved.**

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Engineer: *Hole Montes***

There being no report, the next item followed.

**B. District Counsel: *Coleman, Yovanovich & Koester***

Mr. Krebs would email the party responsible for a missing lock on a barrier gate. Regarding whether the District had sufficient funds to install additional cameras, Mr. Adams replied affirmatively; he would purchase two cameras and Mr. Stark would oversee the installation and manage the cameras.

Mr. Urbancic stated, going forward, the District must ensure that contractors engaged to work in the community are able to use e-verify.

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

Mr. Adams stated the annual audit process commenced.

- **NEXT MEETING DATE: February 4, 2021 at 3:30 P.M.**
  - **QUORUM CHECK**

The next meeting would be held on February 4, 2021 at 3:30 p.m.

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

Mrs. Adams reported the following:

- GulfScapes declined the bush-hogging project that was approved at the previous meeting. Staff would continue seeking a new contractor.
- The hog trapper could not provide an update for this meeting but would submit one next week.
- The holiday lighting contractor agreed to initiate the lighting earlier in November, going forward; however, they would not issue a credit for 2020 for the installation delays related to COVID-19.
- Culvert inspections are scheduled for the week of March 8, 2020.

**NINTH ORDER OF BUSINESS**

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

There were no public comments.

**TENTH ORDER OF BUSINESS**

**Supervisors' Comments/Requests**

There being no Supervisors' comments or requests, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Asfour and seconded by Mr. Morash, with all in favor, the meeting adjourned at 4:37 p.m.**

  
Secretary/Assistant Secretary

  
Chair/Vice Chair