

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

The River Hall Community Development District Board of Supervisors held a Regular Meeting on February 4, 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	Assistant Secretary
Joseph E. Metcalfe, III	Assistant Secretary

**Also present were:**

Chuck Adams	District Manager
Cleo Adams	Assistant District Manager
Tammie Smith	Field Operations Manager
Greg Urbancic (via telephone)	District Counsel
Charlie Krebs	District Engineer
George Ware	Resident
Carla Durand (via telephone)	GreenPointe Marketing Manager
Karen Asfour	Resident
Dan Block	Resident
Dean Rustad	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 3:33 p.m. All Supervisors were present, in person.

**SECOND ORDER OF BUSINESS**

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

There were no public comments.

**THIRD ORDER OF BUSINESS**

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

The Developer was not present. Mr. Mitchell asked for a copy of the Master Concept plan. Discussion ensued regarding Parcel S, Country Club residents and the Tiki Bar and pool area. Mr. Stark asked for a copy of the District Engineer’s drawings, showing access to the Tiki Bar area.

**FOURTH ORDER OF BUSINESS**

**Update: Perimeter Access Control Initiatives**

Mr. Adams stated a lock was missing from a gate and asked if there was any feedback from LAMSID. Mr. Krebs replied no and stated that someone from LAMSID was removing the locks and not replacing them. Mr. Stark stated that cameras would be installed around the River Hall communities so that the Board and Staff can identify who is accessing the area at night. Discussion ensued regarding perimeter access control, Florida Power & Light (FPL) employees leaving the gated unlocked, nighttime activity in the area, a stone fence and brush clearing work in Portico.

Mr. Stark read the following e-mailed note from a member of the Kasl family, residing in Hampton Lakes (HL), into the record:

“We are very concerned with the development of Portico directly behind our house. Are there plans to put up some sort of fence, natural or otherwise, to separate the communities? We pay to have a gated community and do not want them coming over to access our ponds. There are kids riding ATVs back there already and we only foresee it getting worse.”

Referencing an area map, the Board and Staff discussed the location of the Kasl property, the layout of the Portico property, the land bridge that crosses from Portico into HL, placing barricades on both sides of the property, cost-sharing and installing a fence to secure the area. The Board’s consensus was to add a portion of fence on District property on the Cascade side of Portico. Mr. Adams stated the fence could be funded with construction funds. Staff would obtain a proposal.

**FIFTH ORDER OF BUSINESS**

**Consideration of Fence and Landscaping Easement**

Mr. Urbancic presented the Fence and Landscaping Easement between RH Venture THC, LLC and the CDD. The Agreement required a legal description, which Mr. Krebs was still working on. Asked if the Agreement could be approved without the attachment, Mr. Adams replied affirmatively.

**On MOTION by Mr. Asfour and seconded by Mr. Morash, with all in favor, the updated Fence and Landscaping Easement between RH Venture THC, LLC and the CDD, was approved.**

Asked about the status of a fence that would be installed along the south and north sides of River Hall, Mrs. Adams stated it was ordered and should be delivered within 12 weeks. Regarding whether access through the north gate would require a different fob from the Amenity Center, Mr. Adams stated that was an HOA issue.

**SIXTH ORDER OF BUSINESS**

**Approval of Additional Wayfinding Sign on the Parkway Adjacent to the Hampton Lakes Monument**

Referencing photographs of signage adjacent to the HL monument, Ms. Durand stated she requested an additional sign from Pulte to be installed after the monument. Discussion ensued regarding where the additional sign should be placed. A Board Member suggested relocating the existing sign 200' feet back toward the parkway to indicate that the Country Club is straight ahead and HL is to the right. Ms. Durand would revisit this and present it to the Board for consideration at the March meeting.

**SEVENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of December 31, 2020**

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

**EIGHTH ORDER OF BUSINESS**

**Approval of January 7, 2021 Regular Meeting Minutes**

Mr. Metcalfe presented the January 7, 2021 Regular Meeting Minutes. The following changes were made:

Line 10: Change "Joseph E. Metcalfe," to "Ken Mitchell"

Line 11: Change "Ken Mitchell" to "Robert Stark"

Line 26 and throughout: Change "Hegan" to "Hagan"

Line 81: Change "Mr. Mitchell" to "Mr. Stark"

**On MOTION by Mr. Asfour and seconded by Mr. Morash, with all in favor, the January 7, 2021 Regular Meeting Minutes, as amended, were approved.**

**NINTH ORDER OF BUSINESS**

**Staff Reports**

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

Mr. Krebs stated the sketch and legal documents for the fence permit were completed and transmitted to Mrs. Adams to be processed with the County. The legal description for the Easement Agreement was in progress and would be completed once he determines the area that is crossing from CDD property into HOA property.

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

There being nothing further to report, the next item followed,

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

- **NEXT MEETING DATE: March 4, 2021 at 3:30 P.M.**

- **QUORUM CHECK**

All Supervisors confirmed their attendance at the March 4, 2021 meeting.

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

Mrs. Adams reported the following:

- Staff was still pursuing quotes for the bush hogging; two quotes were anticipated.
- Drainage pipe inspections were scheduled to commence the week of March 8, 2021.
- GulfScapes would inspect the drainage issue on Moss Way within the next week.
- The hog trapper did not have any updates for this meeting.

Ms. Smith presented the February Field Operations Report.

**TENTH ORDER OF BUSINESS**

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

Resident George Ware requested clarification of which entity would control access to the Tiki Bar and pool area and asked who installed the roadway. Mr. Adams stated access to the new amenities would be controlled by the Country Club/Hampton Golf. The Developer installed the roadway and the CDD controls the ponds and conservation areas in that area.

**ELEVENTH ORDER OF BUSINESS**

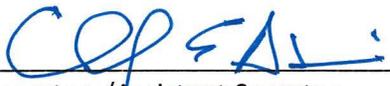
**Supervisors' Comments/Requests**

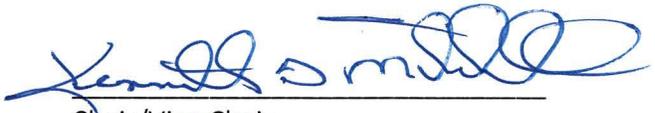
Mr. Stark stated, in researching the HOA Covenants, he felt that the verbiage in a paragraph titled "Conservation Areas" needed to be revised with stronger language to restrict dirt bikes, ATVs and trucks from the preserves. He contacted Mr. Urbancic about this issue. Discussion ensued regarding the Covenants, restricting access to the preserves, the conservation easement, the South Florida Water Management District (SFWMD), Chapter 120 of the Florida Statutes, a resident mailing list and enforcement. Mr. Urbancic suggested that Staff submit a letter to the HOA asking the HOA to revise the language in the Covenants to notify residents to keep motorized vehicles out of the conservation areas.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Morash and seconded by Mr. Mitchell, with all in favor, the meeting adjourned at 4:42 p.m.**

  
Secretary/Assistant Secretary

  
Chair/Vice Chair