

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

The Board of Supervisors of the River Hall Community Development District held a Regular Meeting on October 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	Assistant Secretary
Michael Hagan	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Cleo Adams	Assistant District Manager
Shane Willis	Operations Manager
Greg Urbancic (via telephone)	District Counsel
Charlie Krebs	District Engineer
Carl Barraco	Barraco and Associates, Inc.
Raymond Juan	Country Club Association Manager
Karen Asfour	Resident
George Ware	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.

SECOND ORDER OF BUSINESS

Public Comments (3 minutes per speaker)

No members of the public spoke.

THIRD ORDER OF BUSINESS

Q & A Session with Country Club Association Manager and Security Post Commander Regarding Post Orders

Mr. Mitchell reported the following:

- GradyMinor asked for Mr. Mitchell to take notes and send discussion items on this matter, as the representatives were unable to attend the meeting today.
- Mr. Juan was instructed to send a copy of the standard operating procedures to him, once they are submitted.
- Mr. Adams stated he would forward the email from Mr. Juan about having computer issues.
- He gave GradyMinor permission to come on CDD property to fill in the large gap in Portico where Lennar installed a fence, near the Green Point Villa areas. Four ATVs were observed speeding down the Parkway and leaving through the gate. Mr. Urbancic would need to prepare an Agreement like the one for the fence between Hampton and the condo area.
- It was determined that Portico, the HOA and Hampton Lakes are involved but GreenPointe owns the property; it has not been conveyed to the CDD.
- The gap in the white fence at Portico will need to be fenced off, as the bollards will not be sufficient; the gate needs to be made longer.
- There was no license plate on the plate cameras. Mr. Mitchell will send photographs to Mr. Miars and call Ray.

FOURTH ORDER OF BUSINESS

**Discussion: School Parent Pick-Up
Overflow onto Parkway**

Mr. Adams stated that he would pursue this matter with the new School Security Officer replacing Mr. Rob Boyles who retired, once known. Discussion ensued regarding the improvements made last year that are failing this year, vehicles damaging property, the suggestion to seek assistance from the School Board Member for this District and overflow parking preventing access to local restaurants.

Mr. Willis stated he would send the contact information for the School Board Member for this District to Mr. Adams.

FIFTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of August 31, 2021**

Mr. Mitchell presented the Unaudited Financial Statements as of August 31, 2021.

Mrs. Adams stated she was having Accounting recode about \$4,000 incorrectly allocated to the Aquatic maintenance line item over to the Fountain Service repairs and maintenance line item.

Mr. Asfour asked about several line item overages. Mr. and Mrs. Adams confirmed that the expenses were appropriate for the services provided. It was noted that the Christmas decoration installation project would commence the week of October 25, 2021.

On MOTION by Mr. Asfour and seconded by Mr. Morash, with all in favor, the Unaudited Financial Statements as of August 31, 2021, were accepted.

SIXTH ORDER OF BUSINESS

Approval of September 9, 2021 Public Hearings and Special Meeting Minutes

Mr. Mitchell presented the September 9, 2021 Public Hearings and Special Meeting Minutes.

The following change was made:

Line 72: Change "Morton" to "Morash"

On MOTION by Mr. Morash and seconded by Mr. Asfour, with all in favor, the September 9, 2021 Public Hearings and Special Meeting Minutes, as amended, were approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Engineer: *Hole Montes*

Mr. Adams reported that the National Pollutant Discharge Elimination Systems (NPDES) Report would be filed by October 31, 2021 and then be presented to the Board for ratification, at the next meeting. The Report indicated no action is required by the CDD.

Mr. Krebs reported the following:

- Gates: The new south entrance gates were installed and are in compliance with the American with Disabilities Act (ADA) requirements.

Since the stop sign was installed, a request was made for Mr. Krebs to wait until the season ends to remove the flags, now that the intersection had changed.

➤ The HOA will connect a key Frequency Operated Button (FOB) to access the north gate, during the next system upgrade.

A Board Member stated he asked the Florida Power & Light (FPL) Site Manager to have FPL's Engineer contact Mr. Krebs about resetting the gate across Hickey Creek Road but, since it did not occur, he would send the contact information to Mr. Krebs.

➤ Homeowners might hear a little buzz or a fan when the substation is activated.

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

Mr. Urbancic stated he received the template to report the new Stormwater Needs Analysis. He would email it to Mr. Krebs so the Analysis can be prepared and submitted by the June 30, 2022 deadline.

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

Mr. Adams discussed the email from Officer John Scaduto, of the Lee County Sheriff Community Response Unit (CRU), which listed the following actions taken by the Department, resulting from the discussions at the last meeting:

➤ He was assigned to another location at the last minute and was unable to attend today.

➤ Patrols: A request for extra patrols was submitted and discussed with the Central District Manager regarding addressing late night activities, ATVs, etc., and the homeowner hearing gun shots late at night in the wooded area was reported.

➤ Homeowners were encouraged to report incidents to the Sheriff's Office.

➤ He met with the Portico Manager and Portico is also experiencing vandalism issues; the CRU is working with them to resolve the issue and installing permanent and fixed barriers was discussed.

➤ The CRU held three operations to address ATVs, dirt bikes and speeding issues; homeowners were encouraged to report incidents to the non-emergency telephone number.

Mr. Adams stated an updated Fiscal Year Certificate of Liability was sent to Officer Scaduto today, which is necessary for them to continue patrols and address trespasser incidents.

Discussion ensued regarding calling the non-emergency number. A Board Member was concerned about reporting incidents, as the LexisNexis crime report lists the homeowner's address.

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

This item was presented following Item 7D.

Mrs. Adams noted that Management already corrected the Fiscal Year 2022 Meeting Schedule and website to reflect that the December meeting would be held on December 9th instead of December 2nd.

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

- **Monthly Status Report – Field Operations**

Mrs. Adams reported the following:

- Pressure Cleaning: A Board Member conveyed to Mrs. Adams that the monument looked beautiful and the homeowner was happy. She confirmed that the fence cleaning would be starting soon.
- Mr. Willis would email her a picture of the broken fence rails and pillars in order to obtain the cost associated with the required repairs.
- School Board Contact Information: Mr. Willis provided the name of the School Board Member for District 2, as Ms. Melisa Giovannelli, and would ask her to visit during rush hour.

Mr. Willis reported the following:

- The fiber optics installation project in the School right-of-way (ROW) was postponed last month due to material shortages. He is in weekly contact with the Project Manager and would email the appropriate parties when the project is ready to commence.

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

This item, previously Item 7C, was presented out of order.

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

EIGHTH ORDER OF BUSINESS

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

No members of the public spoke.

NINTH ORDER OF BUSINESS

Supervisors' Comments/Requests

Mr. Asfour asked when the Fire Station will be built and if others had instances of increased water pressure. It was noted that the Grand Opening is scheduled for February 2023. No one observed any water pressure issues.

Mr. Hagen asked if the high elevation at the south side of the Hole #6 and the water flow and ditch would be addressed. He was asked to email the request for the Development Order to Mr. Krebs. The location was identified.

Discussion ensued regarding water flowing west, the connection towards the tee box, concerns about flooding, the Golf Course working with the Developer and drainage pipes not being installed until the road is constructed.

Mr. Slater asked about the status of requesting backup material for payment to RH Ventures. Mr. Adams stated the payment was a transfer of funds as they overpaid one of their assessments at closing. A portion was returned to RH Ventures and the homeowner paid the rest, as the process no longer involves payments via wire transfers.

Mr. Willis provided the main telephone number to the School Board as 239-334-1102. Mr. Asfour stated that any at large School Board Member elected official can be contacted, in addition to Ms. Giovannelli.

TENTH ORDER OF BUSINESS


Adjournment

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Asfour and seconded by Mr. Morash, with all in favor, the meeting adjourned at 4:07 p.m.



Secretary/Assistant Secretary



Chair/Vice Chair