

RIVER HALL

COMMUNITY DEVELOPMENT DISTRICT

December 9, 2021

BOARD OF SUPERVISORS

REGULAR MEETING

AGENDA

River Hall Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 570-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

December 2, 2021

Board of Supervisors
River Hall Community Development District

ATTENDEES:
Please identify yourself each
time you speak to facilitate
accurate transcription of
meeting minutes.

Dear Board Members:

The Board of Supervisors of the River Hall Community Development District will hold a Regular Meeting on December 9, 2021, at 3:30 p.m., at River Hall Town Hall Center, located at 3089 River Hall Parkway, Alva, Florida 33920. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments (3 minutes per speaker)
3. Continued Discussion: School Parent Pick-up Overflow onto Parkway
4. Continued Discussion: Mustang Sub Station Landscaping
5. Discussion: Installation of Signs Near the Lakes
6. Consideration of Swine Solutions Proposal for Feral Swine Removal
7. Consideration of Carter Fence Company, Inc., Estimate #36567 for Second Gate
8. Acceptance of Unaudited Financial Statements as of October 31, 2021
9. Approval of November 4, 2021 Regular Meeting Minutes
10. Staff Reports
 - A. District Engineer: *Hole Montes*
 - B. District Counsel: *Coleman, Yovanovich & Koester*
 - Update: Timeline for Fence Installation in Portico
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: January 6, 2022 at 3:30 P.M.

○ QUORUM CHECK

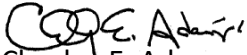
Paul Asfour	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Michael Morash	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Kenneth Mitchell	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Michael Hagan	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Robert Stark	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

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

- 11. Public Comments: Non-Agenda Items (3 minutes per speaker)
- 12. Supervisors' Comments/Requests
- 13. Adjournment

Should you have any questions, please do not hesitate to contact me directly at (239) 464-7114.

Sincerely,


 Chesley E. Adams, Jr.
 District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE:
CALL-IN NUMBER: 1-888-354-0094
PARTICIPANT PASSCODE: 229 774 8903

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

6



Wild Pig Removal

When “This Little Piggy” Has to GO!

We are proud to be a part of the solution for our area’s wild hog problem.



BUSINESS PROPOSAL



WHAT ARE **FERAL SWINE**

Feral swine are the same species, *Sus scrofa*, as pigs that are found on farms. Feral swine are descendants of escaped or released pigs. Feral swine are called by many names including; wild boar, wild hog, razorback, piney woods rooter, and Russian or Eurasian boar. No matter the name they are a dangerous, destructive, invasive species. History of feral swine in the Americas Feral swine were first brought to the United States in the 1500s by early explorers and settlers as a source of food. Repeated introductions occurred thereafter. The geographic range of this destructive species is rapidly expanding and its populations are increasing across the nation.

Feral Swine Destroy Property

Feral swine can destroy lawns, gardens, ornamental plantings, and trees through rooting. They can also damage landscaping, fences, and other structures reducing the aesthetic value of the property. Although most often associated with rural areas, feral swine are increasingly causing damage to residential property, golf courses, beaches, and parks. Furthermore, feral swine can cause considerable damage when involved in vehicle collisions such as with cars and motorcycles.

Feral swine cause great risks to human health and safety, by harboring and transmitting diseases to people and pets. Feral swine are known to carry at least 30 viral and bacterial diseases and nearly 40 parasites that can be transmitted to humans, pets, livestock, and other wildlife.

There are a variety of techniques that can be used to manage the damage caused by feral swine.

Not all techniques are suitable in every location or situation and, often, a combination of methods must be used to ensure success.



The most successful feral swine damage management strategies employ a diversity of tactics in a comprehensive, integrated approach. Factors to consider when choosing a management method(s) are overall objectives, landscape, environmental conditions, feral swine behavior and density, local regulations, and available funding. The appropriate method or combination of methods for the situation can be determined by utilizing the best information available which can be gathered from surveillance of damage and signs of feral swine on a specific property. Their reproduction rate is just off the charts, A female can have her first litter at 7 months old and she can have around 12. Fifty percent of those would normally be female and these hogs can have up to three litters a year.

Proposal

Prepared For: Shane Willis
Job Name: River Hall in Alva
Job Location: Alva, Florida

Starting Date:
End Date:

We propose to furnish all materials and perform all labor necessary to complete the following:

Hunt and trap all feral hogs possible using state-of-the-art GPS camera systems, night vision, trained K9's, and any other means necessary to control and eliminate the feral hog population. We DO NOT use any type of firearms to ensure the safety of residents and any other/all people around. Property and traps are monitored 24/7 via GPS/Mobile Cameras along with a representative of the company being onsite 2 to 4 times a week minimum to help eliminate and control the hog population onsite.

We have provided our services with great success to several properties throughout Hillsborough, Pasco, and Manatee County. Which include the following subdivisions and county preserves Panther Trace 1-2, River Reach, Carriage Pointe HOA/CDD, Tanglewood CDD, Belmont CDD, Concord Station CDD, Lower Green Swamp Preserve, Bell Creek Preserve, BlackWater Creek Preserve, Boyete Oak Scrub, and Menard Park, Reserve of Pradera CDD, Ballantrae CDD, Bexley CDD, Triple Creek CDD, Fishhawk Preserve, FishHawk Trails HOA, Wilderness Park CDD, Meadow Point CDD, JayMar Farms, Diehl Farms, Goodson Farms, Bickett Groves, Simmons Ranch, Double D Ranch, and Hillsborough County Parks and Recreations to name just a few

We specialize in hog removal with 15 years of experience. We take pride in being discreet (out of sight out of mind). We set the standards high in controlling the feral hog population. The purpose of this proposal is to assist the HOA/CDD, Property Management, and landowners in controlling feral hogs which cause tremendous and costly property damage as well as pose a serious health and safety risk to humans and other animals. We will continue to work efficiently and effectively using an integrated approach to remove feral hogs from the approved properties.

Our monthly service fee of \$1650 per month. All service includes capturing feral hogs by any means necessary with the exception of firearms of any kind, camera set up and monitoring, bait to contain and capture the hogs in traps to prevent further property damage endured by the feral hogs. Extended contracts for 1 year or more are offered at a discounted rate. There is a set up or removal fee of \$335 per trap location.



ANY AND ALL ILLEGAL ACTIVITY ON THE PROPERTY WILL BE REPORTED TO THE PROPERTY MANAGER ALONG WITH APPROPRIATE AUTHORITIES.

We are fully licensed and insured by the State of Florida to remove all nuisance wildlife and have the Feral Swine Transport License as well. We strive to provide the best service at a reasonable cost. Our team have all been background checked. Never to have been convicted of a felony, or misdemeanor within the last five years

Under no circumstance shall this contract be superseded by any other terms or conditions other than stated agreement. Any alterations or deviation from the above specifications involving extra cost of material or labor will be executed, and will become an extra cost.

By signing this contract, you acknowledge the term to be Month to Month. If you choose to terminate this contract prior to the month term, you will still be billed for the remaining month there are no prorated fees. Upon termination of contract a 30-day written notice needs to be sent. All One-year or other contracts will continue unless a notice to end Service is submitted by signing this contract, you are agreeing to all terms and conditions.

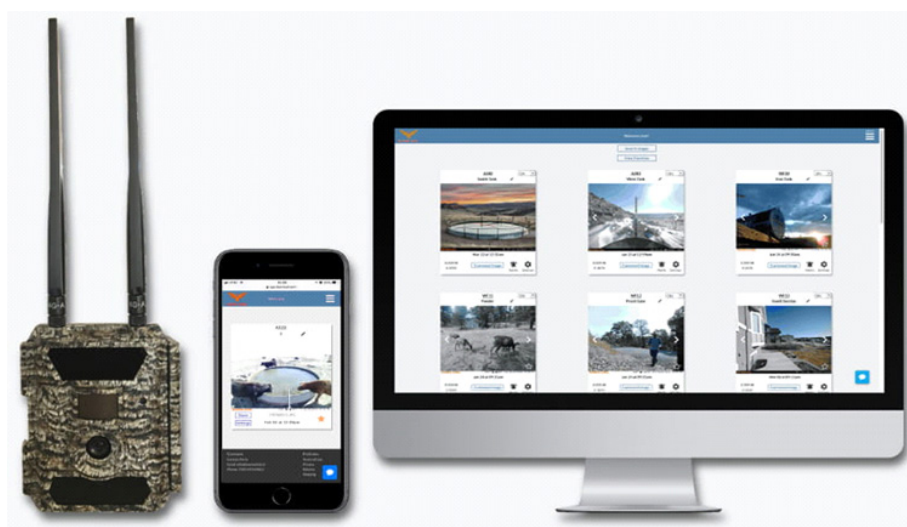
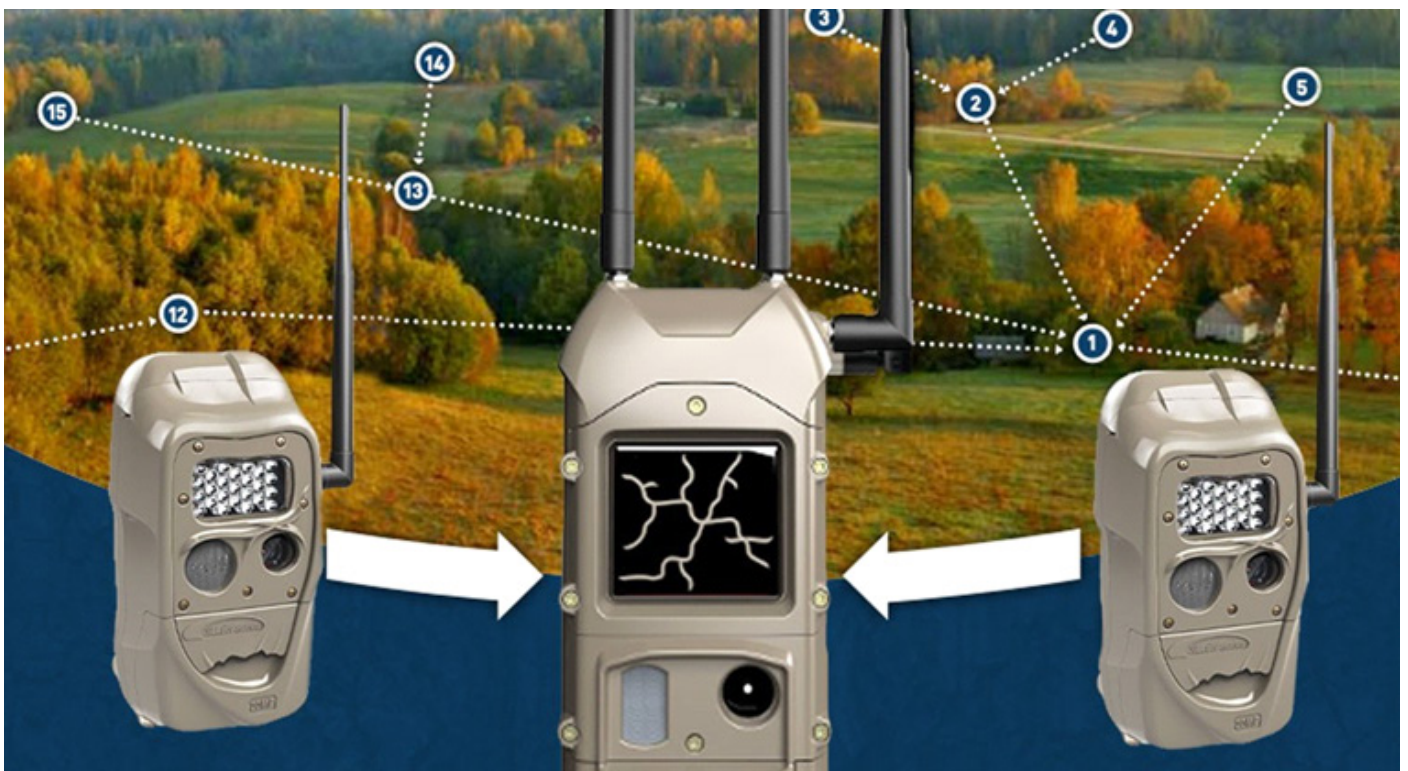
By signing this contract, you provide authorization for Swine Solutions LLC to set traps and Hunt feral Hogs. Swine Solutions LLC and his agents are authorized to set traps as he sees fit on the areas throughout the Land within Boundaries of said propriety where hog damage may occur.

Approved By: _____

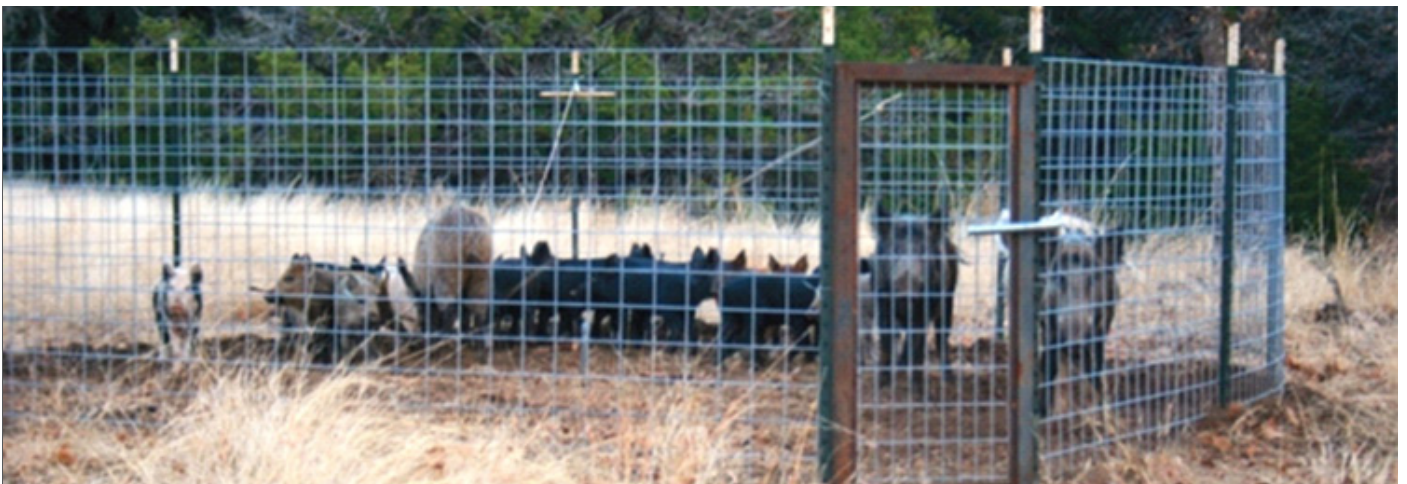
Respectfully Submitted By: _____ Thomas Sewell _____

Wireless Cameras allow us to monitor entire property and all active traps.

Here at Swine Solutions, we strive to be the best. We guarantee our work in the communities. We have a 100% success rate. We have worked all over central Florida to help communities remove the hog population and eliminate the damage they cause. We carry 2 million in liability and 500k in commercial auto insurance. We use state of the art cameras and traps. Look no further my friend. We are simply the best. Please consider Swine Solutions for all your feral hog needs.



Here at Swine Solutions we use several different kinds of traps. Round traps, Square Traps, and Corral Style Traps. These traps are mobile



These traps are mobile ”



BUSINESS
PROPOSAL

12013 Rose Ln Riverview, FL 33569

Office: 813-365 2568

Call: 813-220-5878

Email: Thomas@swinesolutionsfl.com

SwineSolutionsFL.com

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

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www.carter-fence.com
 3490 Shearwater St
 Naples, FL 34117
 (239) 353-4102
 MHunter@carter-fence.com



Estimate #36567
 Date Created: Wed Nov 17, 2021

For ALL Your Fencing Needs

Customer	Point of Contact
River Hall CDD c/o Wrathell, Hart, Hunt And Assoc. LLC: River Hall North Guard House River Hall CDD, 16432 Windsor Way Alva, FL 33920-4644 (239) 989-2939 (M)	Shane Willis williss@whhassociates.com (239) 259-4299

Service Location	Billing Address
River Hall North Guard House , 3500 River Hall Parkway Alva, Florida	Billing Address: 9220 Bonita Beach Road Suite #214

Item(s)		
Qty	Name	Description
1	Mobilization: Lee County	Alva
1	Aluminum Fence: Aluminum Gate: 5'H	<p>Manufacturer: Alumi-Guard Grade: Commercial Style: Ascot Rails: 3-Rail Color: Black Picket Size: 3/4" Post Size: 2-1/2" X .125 Wall Hinges: Standard Latch: Lokkatch (Double sided key) Bottom: Flush</p> <p>Additional gate made due to confusion with Layout. Carter Fence is offering a 50% discount on this gate (Original change order \$850)</p>
1	General Clauses	<p>Thank you for choosing Carter Fence! Please mind the following clauses about your future fencing. Not all clauses may apply to this project:</p> <p>*Estimate and Layout Approval*: Please review attached layout. After customer's approval, customer must sign both the layout and estimate forms to proceed with project, thus agreeing to all terms and conditions.</p> <p>*Industry Issues*: Due to COVID-19, industry pricing is fluctuating rapidly. Therefore, this estimate is only good for (2) weeks after it has been issued to customer. Please allow time for estimator to review pricing again if the estimate is older than (2) weeks. Thank you for your patience.</p> <p>*Clear Path for Installation*: Please have at minimum a 2' wide space cleared on the installation side of the fence. All brush/foilage/refuse/debris must be cleared or we will not be able to install.</p> <p>--IF ASKED TO CUT BACK OR TRIM ANY PLANTS/HEDGES, CARTER FENCE ASSUMES NO LIABILITY FOR DAMAGE--</p>

Spoils (dirt from digging): The dirt is normally dispersed along the fence line. If Carter Fence is to take the dirt back with them, there will be additional charges. Please ask your estimator if you have any questions on this.

Cap Rock: If cap rock is present, an additional \$25.00 PER HOLE will be charged for hard digging.

Public Locates: Carter Fence will call for all public utilities to be located (Power, Water, Sewage, Phone, Internet, etc.). HOWEVER, we are NOT responsible for any private utilities such as pool equipment, pool equipment piping, sprinkler heads or lines, or anything that doesn't fall under "Public Utilities".

Pets/Dogs: While a fence is a great way to give pets a free run in your yard, the fence will still be level as can be, which sometimes allows gaps on the bottom where pets could get out. The final grading will need to be done by landscapers or the customer after the fence installation to close all gaps. Carter Fence is not responsible for pets getting in or out.

IF THERE IS AN OPTION LISTED ON THE PROPOSAL, PLEASE SIGN YOUR INITIALS NEXT TO THE LINE ITEM TO CONFIRM YOU WOULD LIKE TO PROCEED WITH THIS OPTION

Total \$425.00

Estimate Notes

Install aluminum gate

Signature

Date

Print Name:

For all customers we require a 50% deposit from you before any installation date can be given. If a Contract or Purchase Order is provided then a 50% deposit is not required. Payment Methods Accepted: Cash, Check or Credit Card. If you would like to make a payment on our website using a credit card, please go to the following link: <https://carter-fence.com/transaction-form/> (Please note: A 3% convenience fee will apply)

Introducing to you our new FIVE YEAR WARRANTY! We stand behind our workmanship by offering this to you.



Thank you for your business. We look forward to working with you!

TERMS AND CONDITIONS

BY SIGNING OR GIVING WRITTEN CONSENT TO MOVE FORWARD WITH THIS CONTRACT, WE (I) AGREE TO PAY FOR THE SERVICES NOTED ABOVE AND ALL THE SERVICES HERETOFORE OR HEREAFTER PURCHASED OR ORDERED FROM YOU TOGETHER. CARTER FENCE CO. INC. WARRANTS THE FENCE AGAINST DEFECTS IN MATERIALS FOR A PERIOD OF ONE YEAR AND WORKMANSHIP FOR A PERIOD OF FIVE YEARS FROM THE DATE OF COMPLETED INSTALLATION. IF ANY DEFECT EXISTS AND IS REPORTED TO CARTER FENCE CO. INC. WITHIN ONE YEAR, CARTER FENCE WILL REPAIR OR REPLACE ANY DEFECT WITHOUT CHARGE DURING NORMAL WORKING HOURS. IF ANY DEFECT EXISTS AND IS REPORTED ON POOR WORKMANSHIP, CARTER FENCE WILL REPAIR AND REPLACE ANY DEFECT

WITHOUT CHARGE DURING NORMAL WORKING HOURS. BUYER AUTHORIZES WORK TO COMMENCE AND AGREES TO PAY PRICE DESCRIBED. IF ADDITIONAL MATERIALS OR LABOR IS PERFORMED THERE WILL BE ADDITIONAL CHARGES ON FINAL INVOICE. IF WE QUOTED YOU MORE MATERIAL THAN NEEDED, WE WILL DEDUCT THIS ON YOUR FINAL INVOICE. PAYMENT IS DUE UPON COMPLETION OF WORK. IF PAYMENT IS DELINQUENT AFTER 10 DAYS, A 1.5% MONTHLY FINANCE CHARGE WILL BE BILLED ON THE BALANCE DUE. ALL COSTS INCURRED TO COLLECT A DELINQUENT ACCOUNT WILL BE ADDED TO THE BALANCE DUE AND ARE THE RESPONSIBILITY OF THE OWNER. CUSTOMER HEREBY ASSUMES FULL RESPONSIBILITY FOR LOCATING FENCES LINES AND ALL UNDERGROUND CABLES, LINES, AND PIPES. CARTER FENCE CO. INC. IS NOT RESPONSIBLE FOR DAMAGES TO UNDERGROUND UTILITIES NOT IDENTIFIED BY OWNER. ESTIMATES ARE ONLY VALID FOR 10 DAYS AFTER THE DATE THEY ARE CREATED. CARTER FENCE CO. INC. REQUIRES 48 HOURS FOR ANY CANCELLATION OR RESCHEDULING PRIOR TO THE INSTALLATION DATE THAT IS GIVEN VIA EMAIL. PLEASE NOTE A \$500 FEE WILL BE ADDED TO THE FINAL INVOICE IF THESE TERMS ARE NOT MET.

From: Matt Hunter <MHunter@carter-fence.com>
Sent: Wednesday, November 17, 2021 9:48 AM
To: shane willis <williss@whhassociates.com>
Subject: Re: River Hall

Sounds good please let me know.

Best Regards,
Matthew Hunter
Operations Manager

Carter Fence Company, Inc.
3490 Shearwater St., Naples, FL. 34117
Tel: 239-353-4102
Cell: 239-777-7332
Fax: 239-352-1687
www.Carter-Fence.com

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<https://jobs.carter-fence.com/jobs>

Looking to join a fun,

From: shane willis

<williss@whhassociates.com>
Sent: Wednesday, November 17, 2021 9:32:28 AM
To: Matt Hunter <MHunter@carter-fence.com>
Subject: RE: River Hall

Hi Matt,

Let me see what I can do with the board, thank you!

Shane

Shane Willis
Operations Manager
Wrathell,Hunt & Associates, LLC
9220 Bonita Beach Road
Suite #214
Bonita Springs, FL 34135
(239) 259-4299 ©

**FRAUD ALERT ---- DUE TO INCREASED INCIDENTS OF
WIRE FRAUD, IF YOU RECEIVE WIRE INSTRUCTIONS
FROM OUR OFFICE DO NOT SEND A WIRE.**

From: Matt Hunter <MHunter@carter-fence.com>
Sent: Tuesday, November 16, 2021 7:19 PM
To: shane willis <williss@whassociates.com>
Subject: Re: River Hall

Yes. During all of the confusion they fabricated 2 gates. They didn't see that the 5' wide gate was supposed to have a welded lock box which is why we had to weld one and re powder coat it. The second gate for the smaller opening we didn't weld a lockbox but we have a double sided keyed gate latch we can install on that one. I can give you 50% off on the extra one if you want it (\$425 total). We appreciate your patience so its the least I can do.

Best Regards,

Matthew Hunter
Operations Manager

Carter Fence Company, Inc.
3490 Shearwater St., Naples, FL. 34117
Tel: 239-353-4102
Cell: 239-777-7332

From: shane willis <williss@whhassociates.com>
Sent: Tuesday, November 16, 2021 6:15 PM
To: Matt Hunter
Subject: RE: River Hall

Are you saying you have already made 2 gates for the openings?
Shane

Shane Willis
Operations Manager
Wrathell, Hunt & Associates, LLC
9220 Bonita Beach Road
Suite #214
Bonita Springs, FL 34135
(239) 259-4299 ©

**FRAUD ALERT ---- DUE TO INCREASED INCIDENTS OF
WIRE FRAUD, IF YOU RECEIVE WIRE INSTRUCTIONS
FROM OUR OFFICE DO NOT SEND A WIRE.**

From: Matt Hunter <MHunter@carter-fence.com>
Sent: Tuesday, November 16, 2021 6:08 PM
To: shane willis <williss@whhassociates.com>
Subject: Re: River Hall

No worries. We should have it install by the end of the week. I am due to receive it back from powder coating this week and as soon as it comes in I will send someone out to install. Are you sure you don't want the other gate? We can give you a discount on it as we have already made it for that opening.

Best Regards,

Matthew Hunter

Operations Manager

3490 Shearwater St., Naples, FL. 34117

Tel: 239-353-4102

Cell: 239-777-7332

Fax: 239-352-1687

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From: shane willis

<williss@whhassociates.com>

Sent: Tuesday, November 16, 2021 4:38:06 PM

To: Matt Hunter <MHunter@carter-fence.com>

Subject: RE: River Hall

Hi Matt,

Do you have an update on this? Sorry to be a pest but the residents are beating me up haha, thanks!
Shane

From: Matt Hunter <MHunter@carter-fence.com>

Sent: Monday, November 8, 2021 8:42 AM

To: shane willis <williss@whassociates.com>

Subject: RE: River Hall

Roughly One week. I will let you know when its ready and we will send someone out ASAP!

Best Regards,
Matthew Hunter
Operations Manager



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From: shane willis <williss@whassociates.com>

Sent: Monday, November 8, 2021 8:25 AM

To: Matt Hunter <MHunter@carter-fence.com>

Subject: RE: River Hall

Good Morning Matt,

Do you have a timeline for this? Thank you.
Shane

Shane Willis
Operations Manager
Wrathell,Hunt & Associates, LLC
9220 Bonita Beach Road
Suite #214
Bonita Springs, FL 34135
(239) 259-4299 ©

**FRAUD ALERT ---- DUE TO INCREASED INCIDENTS OF
WIRE FRAUD, IF YOU RECEIVE WIRE INSTRUCTIONS
FROM OUR OFFICE DO NOT SEND A WIRE.**

From: Matt Hunter <MHunter@carter-fence.com>
Sent: Friday, November 5, 2021 2:09 PM
To: shane willis <williss@whassociates.com>; Frank Shropfer <Frank@carter-fence.com>
Subject: RE: River Hall

Thanks Shane.

Best Regards,
Matthew Hunter
Operations Manager



Carter Fence Company, Inc.
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From: shane willis <williss@whhassociates.com>

Sent: Friday, November 5, 2021 2:01 PM

To: Matt Hunter <MHunter@carter-fence.com>; Frank Shropfer <Frank@carter-fence.com>

Subject: Re: River Hall

Yes sir, that is correct.

Shane

Shane Willis

Operations Manager

Wrathell,Hunt & Associates, LLC

9220 Bonita Beach Road

Suite #214

Bonita Springs, FL 34135

(239) 259-4299 ©

FRAUD ALERT ---- DUE TO INCREASED INCIDENTS OF WIRE FRAUD, IF YOU RECEIVE WIRE INSTRUCTIONS FROM OUR OFFICE DO NOT SEND A WIRE

From: Matt Hunter <MHunter@carter-fence.com>

Sent: Friday, November 5, 2021 1:51:32 PM

To: shane willis <williss@whhassociates.com>; Frank Shropfer <Frank@carter-fence.com>

Subject: Re: River Hall



Just want to confirm it's this one?

Best Regards,

Matthew Hunter

Operations Manager

Carter Fence Company, Inc.

3490 Shearwater St., Naples, FL. 34117

Tel: 239-353-4102

Cell: 239-777-7332

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From: shane willis

<williss@whhassociates.com>

Sent: Friday, November 5, 2021 1:10:29 PM

To: Matt Hunter <MHunter@carter-fence.com>; Frank Shropfer <Frank@carter-fence.com>
Subject: RE: River Hall

Hi Matt,

It is the opening with the trees, thank you!
Shane

Shane Willis
Operations Manager
Wrathell,Hunt & Associates, LLC
9220 Bonita Beach Road
Suite #214
Bonita Springs, FL 34135
(239) 259-4299 ©

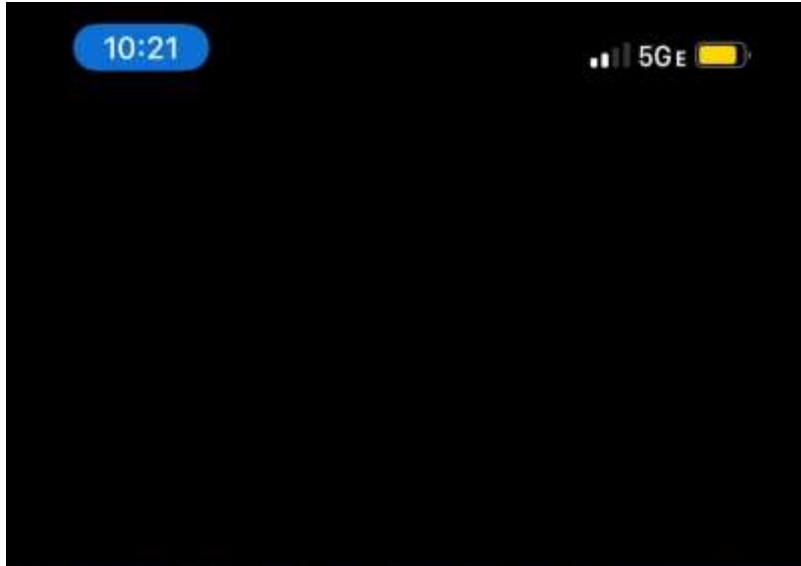
**FRAUD ALERT ---- DUE TO INCREASED INCIDENTS OF
WIRE FRAUD, IF YOU RECEIVE WIRE INSTRUCTIONS
FROM OUR OFFICE DO NOT SEND A WIRE.**

From: Matt Hunter <MHunter@carter-fence.com>
Sent: Friday, November 5, 2021 10:44 AM
To: shane willis <williss@whhassociates.com>; Frank Shropfer <Frank@carter-fence.com>
Subject: Re: River Hall

10:22

5G E





Shane of the 2 photos attached

which opening is it?

Best Regards,

Matthew Hunter

Operations Manager

Carter Fence Company, Inc.

3490 Shearwater St., Naples, FL. 34117

Tel: 239-353-4102

Cell: 239-777-7332

Fax: 239-352-1687

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<https://jobs.carter-fence.com/jobs>

From: shane willis <williss@whhassociates.com>

Sent: Friday, November 5, 2021 7:59:07 AM

To: Matt Hunter <MHunter@carter-fence.com>; Frank Shropfer <Frank@carter-fence.com>

Subject: RE: River Hall

Good Morning,

I confirmed with the location of the gate with the District Engineer, please see the picture below. Thank you!

Shane



Shane Willis
Operations Manager
Wrathell, Hunt & Associates, LLC
9220 Bonita Beach Road
Suite #214
Bonita Springs, FL 34135
(239) 259-4299 ©

FRAUD ALERT ---- DUE TO INCREASED INCIDENTS OF WIRE FRAUD, IF YOU RECEIVE WIRE INSTRUCTIONS FROM OUR OFFICE DO NOT SEND A WIRE.

From: Matt Hunter <MHunter@carter-fence.com>
Sent: Thursday, November 4, 2021 5:53 PM
To: shane willis <williss@whassociates.com>; Frank Shropfer <Frank@carter-fence.com>
Subject: RE: River Hall

Thanks! Let me know.

Best Regards,
Matthew Hunter
Operations Manager



Carter Fence Company, Inc.
3490 Shearwater St., Naples, FL. 34117
Tel: 239-353-4102
Cell: 239-777-7332
Fax: 239-352-1687
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Looking to join a fun, fast paced work environment? Browse our available jobs here:
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From: shane willis <williss@whassociates.com>
Sent: Thursday, November 4, 2021 2:59 PM
To: Matt Hunter <MHunter@carter-fence.com>; Frank Shropfer <Frank@carter-fence.com>
Subject: RE: River Hall

Hi Matt,

There is a board meeting in about 30 minutes, I will verify which opening and let you know. Thank you!
Shane

Shane Willis
Operations Manager
Wrathell, Hunt & Associates, LLC
9220 Bonita Beach Road
Suite #214
Bonita Springs, FL 34135
(239) 259-4299 ©

**FRAUD ALERT ---- DUE TO INCREASED INCIDENTS OF
WIRE FRAUD, IF YOU RECEIVE WIRE INSTRUCTIONS
FROM OUR OFFICE DO NOT SEND A WIRE.**

From: Matt Hunter <MHunter@carter-fence.com>
Sent: Thursday, November 4, 2021 1:14 PM
To: Frank Shropfer <Frank@carter-fence.com>; shane willis <williss@whassociates.com>
Subject: Re: River Hall

Sorry for all the confusion. Can you please send me a picture of the opening of where you want the gate. There were 2 pictures attached to this email of 2 gate openings. Please confirm which one you're wanting therefore I can have the right one installed. Thanks!

Best Regards,

Matthew Hunter

Operations Manager

Carter Fence Company, Inc.

3490 Shearwater St., Naples, FL. 34117

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Cell: 239-777-7332

Fax: 239-352-1687

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fast paced work environment? Browse our available jobs here:

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Looking to join a fun,

From: Frank
Shropfer
<Frank@carter-fence.com>
Sent: Tuesday,
November 2, 2021
5:15:32 PM

To: Matt Hunter <MHunter@carter-fence.com>; shane willis <willis@whassociates.com>
Subject: RE: River Hall

The gate location is in the estimate #35545 , estimate file . That is the change order estimate to add the gate .

Best Regards,
Frank Shropfer
Sales Representative



Carter Fence Company, Inc.
3490 Shearwater St., Naples, FL. 34117
Cell: 239-564-4563
Tel: 239-353-4102
Fax: 239-352-1687
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From: Matt Hunter <MHunter@carter-fence.com>

Sent: Tuesday, November 2, 2021 4:50 PM

To: shane willis <williss@whassociates.com>; Frank Shropfer <Frank@carter-fence.com>

Subject: Re: River Hall

To clarify we are only to install one gate? I think the confusion was someone from the HOA requested a gate. Anyways please advise so we can resolve the issue. To be clear out of the photos here which gate opening are you wanting the gate to be installed at?

Best Regards,

Matthew Hunter

Operations Manager

Carter Fence Company, Inc.

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From: shane willis

<williss@whhassociates.com>

Sent: Tuesday, November 2, 2021 4:36:12 PM

To: Frank Shropfer <Frank@carter-fence.com>
Cc: Matt Hunter <MHunter@carter-fence.com>
Subject: RE: River Hall

Hi Frank,

Thank you for the clarification, do you have a timeline so I can let the community know so this topic goes away? Haha
Shane

Shane Willis
Operations Manager
Wrathell, Hunt & Associates, LLC
9220 Bonita Beach Road
Suite #214
Bonita Springs, FL 34135
(239) 259-4299 ©

**FRAUD ALERT ---- DUE TO INCREASED INCIDENTS OF
WIRE FRAUD, IF YOU RECEIVE WIRE INSTRUCTIONS
FROM OUR OFFICE DO NOT SEND A WIRE.**

From: Frank Shropfer <Frank@carter-fence.com>
Sent: Tuesday, November 2, 2021 4:06 PM
To: shane willis <williss@whhassociates.com>
Cc: Matt Hunter <MHunter@carter-fence.com>
Subject: RE: River Hall

I understand and at the walkthrough, my crew leader misunderstood thinking there is a gate there. We will be closing that area off and installing the gate that was added on as a change order.
Thank you

Best Regards,
Frank Shropfer
Sales Representative



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From: shane willis <williss@whhassociates.com>

Sent: Tuesday, November 2, 2021 3:21 PM

To: Frank Shropfer <Frank@carter-fence.com>; Cleo Adams <crismondc@whhassociates.com>; Charlie Krebs <CharlieKrebs@hmeng.com>; Matt Hunter <MHunter@carter-fence.com>; jorge moreras <jorgemoreras@gmail.com>

Subject: Re: River Hall

Hi Frank,

I think the confusion comes from the two openings the crew left, the pictures are below.
Shane





Shane Willis

Operations Manager

Wrathell,Hunt & Associates, LLC

9220 Bonita Beach Road

Suite #214

Bonita Springs, FL 34135

(239) 259-4299 ©

**FRAUD ALERT ---- DUE TO INCREASED
INCIDENTS OF WIRE FRAUD, IF YOU RECEIVE
WIRE INSTRUCTIONS FROM OUR OFFICE DO
NOT SEND A WIRE**

From: Frank Shropfer <Frank@carter-fence.com>

Sent: Tuesday, November 2, 2021 2:39:35 PM

To: Cleo Adams <crismond@whhassociates.com>; Charlie Krebs <CharlieKrebs@hmeng.com>; Matt Hunter <MHunter@carter-fence.com>; jorge moreras <jorgemoreras@gmail.com>

Cc: shane willis <willis@whhassociates.com>

Subject: RE: River Hall

Good afternoon , there is only one gate , the one with the change order that goes by the irrigation .
Thank You

Best Regards,
Frank Shropfer
Sales Representative



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From: Cleo Adams <crismond@whhassociates.com>

Sent: Tuesday, November 2, 2021 1:28 PM

To: Charlie Krebs <CharlieKrebs@hmeng.com>; Matt Hunter <MHunter@carter-fence.com>; jorge moreras <jorgemoreras@gmail.com>

Cc: Frank Shropfer <Frank@carter-fence.com>; shane willis <willis@whhassociates.com>

Subject: RE: River Hall

Hi Charlie,

Well then, I don't know why/where the 2nd gate request would have come from as I was not involved with this project. I suppose you can have the conversation with the District on Thursday.

Stay Safe, Healthy & Donate Plasma –

Cleo Adams
Assistant District Manager
Wrathell, Hunt & Associates, LLC
9220 Bonita Beach Road
Suite #214
Bonita Springs, FL 34135
(239) 989-2939 (M)

**FRAUD ALERT ---- DUE TO INCREASED INCIDENTS OF
WIRE FRAUD, IF YOU RECEIVE WIRE INSTRUCTIONS
FROM OUR OFFICE DO NOT SEND A WIRE.**

From: Charlie Krebs <CharlieKrebs@hmeng.com>

Sent: Tuesday, November 2, 2021 1:20 PM

To: Cleo Adams <crismond@whhassociates.com>; Matt Hunter <MHunter@carter-fence.com>; jorge moreras <jorgemoreras@gmail.com>

Cc: Frank Shropfer <Frank@carter-fence.com>; shane willis <williss@whhassociates.com>
Subject: RE: River Hall

Cleo,

This is the email for the gate for the HOA to maintain the irrigation. I don't have any other emails for a second gate.

Charlie Krebs, P.E.
Hole Montes, Inc.

From: Cleo Adams
Sent: Tuesday, November 2, 2021 1:15 PM
To: Charlie Krebs <CharlieKrebs@hmeng.com>; Matt Hunter <MHunter@carter-fence.com>; jorge moreras <jorgemoreras@gmail.com>
Cc: Frank Shropfer <Frank@carter-fence.com>; shane willis <williss@whhassociates.com>
Subject: RE: River Hall

Charlie,
From I can recall, as discussed at our meeting last month, I thought you had indicated that the second gate access was being added for the HOA.

Stay Safe, Healthy & Donate Plasma –

Cleo Adams
Assistant District Manager
Wrathell, Hunt & Associates, LLC
9220 Bonita Beach Road
Suite #214
Bonita Springs, FL 34135
(239) 989-2939 (M)

**FRAUD ALERT ---- DUE TO INCREASED INCIDENTS OF
WIRE FRAUD, IF YOU RECEIVE WIRE INSTRUCTIONS
FROM OUR OFFICE DO NOT SEND A WIRE.**

From: Charlie Krebs <CharlieKrebs@hmeng.com>
Sent: Tuesday, November 2, 2021 1:12 PM
To: Matt Hunter <MHunter@carter-fence.com>; jorge moreras <jorgemoreras@gmail.com>

Cc: Cleo Adams <crismond@whhassociates.com>; Frank Shropfer <Frank@carter-fence.com>
Subject: RE: River Hall

Cleo,

I only have the one gate for maintenance of the irrigation. Do you have anything on a second gate?

Charlie Krebs, P.E.
Hole Montes, Inc.

From: Matt Hunter
Sent: Tuesday, November 2, 2021 12:13 PM
To: Charlie Krebs <CharlieKrebs@hmeng.com>; jorge moreras <jorgemoreras@gmail.com>
Cc: Cleo Adams <crismond@whhassociates.com>; Frank Shropfer <Frank@carter-fence.com>
Subject: RE: River Hall

Good afternoon,

I just spoke with Frank and Charlie regarding the remaining work. Someone on site during installation instructed the crew and supervisor that there was supposed to be 2 gates total. Charlie confirmed there is only supposed to be one. Cleo are you aware of a second gate or is there someone on site that you know of requesting one? Please advise.

Best Regards,
Matthew Hunter
Operations Manager



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From: Charlie Krebs <CharlieKrebs@hmeng.com>
Sent: Tuesday, September 28, 2021 11:16 AM
To: Matt Hunter <MHunter@carter-fence.com>; jorge morerasr <jorgemorerasr@gmail.com>
Cc: Cleo Adams <crismond@whhassociates.com>; Frank Shropfer <Frank@carter-fence.com>
Subject: RE: River Hall

Thanks,

Charlie Krebs, P.E.
Hole Montes, Inc.

From: Matt Hunter
Sent: Tuesday, September 28, 2021 11:11 AM
To: Charlie Krebs <CharlieKrebs@hmeng.com>; jorge morerasr <jorgemorerasr@gmail.com>
Cc: Cleo Adams <crismond@whhassociates.com>; Frank Shropfer <Frank@carter-fence.com>
Subject: Re: River Hall

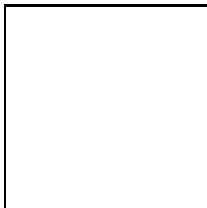
Charlie,

I will get with Frank and get back to you!

Best Regards,

Matthew Hunter

Operations Manager



Carter Fence Company, Inc.

3490 Shearwater St., Naples, FL. 34117

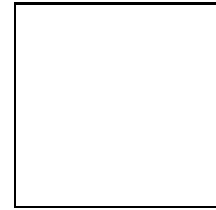
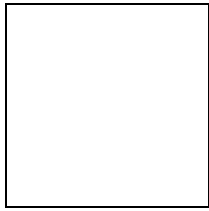
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From: Charlie Krebs

[<CharlieKrebs@hmeng.com>](mailto:CharlieKrebs@hmeng.com)

Sent: Tuesday, September 28, 2021 10:05:17 AM

To: Matt Hunter <MHunter@carter-fence.com>; jorge moreras <jorgemoreras@gmail.com>

Cc: Cleo Adams <crismond@whhassociates.com>; Frank Shropfer <Frank@carter-fence.com>

Subject: RE: River Hall

Matt,

I received a notification today that the proposed fence will create a barrier to an existing well located along River Hall Parkway. They are requesting a gate to access the well. I have attached the sketch/image of the locations.

Please let me know if this impacts the schedule or cost.

Charlie Krebs, P.E.
Hole Montes, Inc.

From: Matt Hunter
Sent: Tuesday, September 21, 2021 3:21 PM
To: Charlie Krebs <CharlieKrebs@hmeng.com>; jorge morerasr <jorgemorerasr@gmail.com>
Cc: Cleo Adams <crismondc@whhassociates.com>; Frank Shropfer <Frank@carter-fence.com>
Subject: RE: River Hall

We have scheduled for 10/4-10/6. Please confirm that date works with you.

Best Regards,
Matthew Hunter
Operations Manager



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From: Charlie Krebs <CharlieKrebs@hmeng.com>
Sent: Tuesday, September 21, 2021 11:09 AM
To: jorge morerasr <jorgemorerasr@gmail.com>
Cc: Cleo Adams <crismondc@whhassociates.com>; Frank Shropfer <Frank@carter-fence.com>; Matt

Hunter <MHunter@carter-fence.com>

Subject: RE: River Hall

Jorge,

Any update on when the fence installation will begin for River Hall?

Charlie Krebs, P.E.
Hole Montes, Inc.

From: jorge morerasr

Sent: Thursday, September 9, 2021 1:00 PM

To: Charlie Krebs <CharlieKrebs@hmeng.com>

Cc: Cleo Adams <crismond@whhassociates.com>; Frank Shropfer <Frank@carter-fence.com>; Matt Hunter <MHunter@carter-fence.com>

Subject: Re: River Hall

Thanks to everyone involve for your time, and communication involved to finalize this project.

I will discuss with our Coordinator Matt, and someone at our office will be in contact to secure the Installation Date.

Sincerely,
Jorge E. Morera
Carter Fence Company Inc.

CC: File.

On Thu, Sep 9, 2021 at 7:33 AM Charlie Krebs <CharlieKrebs@hmeng.com> wrote:
Frank,

I went by the site and the string line looks good. Please let me know when you will begin installing the fence so I can let Cleo and the board know.

Thanks,

Charlie Krebs, P.E.
Hole Montes, Inc.

From: Frank Shropfer

Sent: Tuesday, September 7, 2021 1:25 PM

To: Charlie Krebs <CharlieKrebs@hmeng.com>

Cc: Matt Hunter <MHunter@carter-fence.com>; Cleo Adams <crismond@whhassociates.com>; jorgemoreras@gmail.com

Subject: Re: River Hall

Good afternoon Charlie, the string line's at River Hall have been adjusted, please stop by and review, then approve for installation .

Thank You

Have a great week

From: Charlie Krebs <CharlieKrebs@hmeng.com>
Sent: Friday, September 3, 2021 10:07 AM
To: Robert Stark
Cc: Cleo Adams; Frank Shropfer
Subject: RE: River Hall

Thanks Bob.

Frank,

Can you have the string line updated by the guard house? Let me know when its done and I will go by to review.

Charlie Krebs, P.E.
Hole Montes, Inc.

From: Robert Stark
Sent: Friday, September 3, 2021 10:05 AM
To: Charlie Krebs <CharlieKrebs@hmeng.com>
Cc: Cleo Adams <crismond@whhassociates.com>; Frank Shropfer <Frank@carter-fence.com>
Subject: Re: River Hall

Thanks Charlie. Your new line looks good.

Bob

Bob Stark
508 524 6634

From: Charlie Krebs <CharlieKrebs@hmeng.com>
Sent: Friday, September 3, 2021 7:52:18 AM
To: Robert Stark <stark.808@gmail.com>
Cc: Cleo Adams <crismond@whhassociates.com>; Frank Shropfer <Frank@carter-fence.com>
Subject: River Hall

Bob,

I went and painted some orange markings in the grass near the top of the berm at the guard house. I also moved a couple of stake to help mark the change.

Let me know if this is correct and I can have Frank move the string line for one final review before starting.

Charles L. Krebs, P.E.
Project Manager/Associate



[6200 Whiskey Creek Drive](#)
[Fort Myers, FL 33919 USA](#)

Main Line: (239) 985-1200

Direct Line: (239) 985-1214

Cell Phone: (239) 910-3030

Facsimile: (239) 985-1259

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RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

8

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
OCTOBER 31, 2021**

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
OCTOBER 31, 2021**

	General Fund	Debt Service Fund Series 2011	Debt Service Fund Series 2020A	Debt Service Fund Series 2021	Capital Projects Fund Series 2011	Capital Projects Fund Series 2020A	Total Governmental Funds
ASSETS							
SunTrust	\$ 645,490	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 645,490
Investments							
SBA	5,277	-	-	-	-	-	5,277
Reserve	-	1	206,938	75,460	-	-	282,399
Reserve A-2	-	-	-	412,551	-	-	412,551
Capitalized interest	-	-	6	-	-	-	6
Interest A-1	-	3	-	33,994	-	-	33,997
Interest A-2	-	3	-	37,238	-	-	37,241
Revenue A-1	-	2,638	138,925	71	-	-	141,634
Revenue A-2	-	4,747	-	57	-	-	4,804
Prepayment A-2	-	26,323	-	-	-	-	26,323
Construction	-	-	-	-	8	1,060,569	1,060,577
Cost of issuance	-	-	-	14,665	-	-	14,665
Due from capital projects fund	-	8	-	-	-	-	8
Deposits	1,622	-	-	-	-	-	1,622
Total assets	<u>\$ 652,389</u>	<u>\$ 33,723</u>	<u>\$ 345,869</u>	<u>\$ 574,036</u>	<u>\$ 8</u>	<u>\$ 1,060,569</u>	<u>\$ 2,666,594</u>
LIABILITIES AND FUND BALANCES							
Liabilities:							
Accounts payable	\$ 750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750
Due to other	-	5	-	-	-	-	5
Due to debt service fund - A1	-	-	-	-	8	-	8
Deferred revenue	-	-	109,596	-	-	-	109,596
Accrued contracts payable	-	-	-	-	-	435,491	435,491
Total liabilities	<u>750</u>	<u>5</u>	<u>109,596</u>	<u>-</u>	<u>8</u>	<u>435,491</u>	<u>545,850</u>
Fund balances:							
Nonspendable							
Prepaid and deposits	1,622	-	-	-	-	-	1,622
Restricted for:							
Debt service	-	33,718	236,273	574,036	-	-	844,027
Capital projects	-	-	-	-	-	625,078	625,078
Assigned to:							
Operating capital	145,000	-	-	-	-	-	145,000
Disaster recovery	250,000	-	-	-	-	-	250,000
Unassigned	255,017	-	-	-	-	-	255,017
Total fund balances	<u>651,639</u>	<u>33,718</u>	<u>236,273</u>	<u>574,036</u>	<u>-</u>	<u>625,078</u>	<u>2,120,744</u>
Total liabilities and fund balances	<u>\$ 652,389</u>	<u>\$ 33,723</u>	<u>\$ 345,869</u>	<u>\$ 574,036</u>	<u>\$ 8</u>	<u>\$ 1,060,569</u>	<u>\$ 2,666,594</u>

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED OCTOBER 31, 2021**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll: net	\$ -	\$ -	\$ 584,451	0%
Assessment levy: off-roll	-	-	130,870	0%
Interest and miscellaneous	-	-	500	0%
Total revenues	-	-	715,821	0%
EXPENDITURES				
<i>Legislative</i>				
Supervisor	1,000	1,000	12,000	8%
<i>Financial & administrative</i>				
District management	3,750	3,750	45,000	8%
District engineer	-	-	25,000	0%
Trustee	-	-	7,100	0%
Tax collector/property appraiser	-	-	5,653	0%
Assessment roll prep	375	375	4,500	8%
Auditing services	-	-	3,300	0%
Arbitrage rebate calculation	-	-	650	0%
Public officials liability insurance	3,303	3,303	3,600	92%
Legal advertising	-	-	1,100	0%
Bank fees	-	-	350	0%
Dues, licenses & fees	175	175	175	100%
Postage	137	137	1,300	11%
ADA website compliance	-	-	210	0%
Website maintenance	-	-	705	0%
<i>Legal counsel</i>				
District counsel	1,137	1,137	12,000	9%
<i>Electric utility services</i>				
Utility services	759	759	9,000	8%
Street lights	117	117	2,000	6%
<i>Stormwater control</i>				
Fountain service repairs & maintenance	-	-	6,000	0%
Aquatic maintenance	11,870	11,870	160,000	7%
Lake/pond bank maintenance	-	-	5,000	0%
Stormwater system maintenance	-	-	40,000	0%

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED OCTOBER 31, 2021**

	Current Month	Year to Date	Budget	% of Budget
<i>Other physical environment</i>				
General liability insurance	4,247	4,247	4,400	97%
Property insurance	8,179	8,179	8,500	96%
Entry & walls maintenance	1,865	1,865	5,000	37%
Landscape maintenance	-	-	195,000	0%
Irrigation repairs & maintenance	-	-	2,500	0%
Landscape replacement plants, shrubs, trees	-	-	20,000	0%
Annual mulching	-	-	9,000	0%
Holiday decorations	5,500	5,500	12,000	46%
Clock tower maintenance	-	-	1,750	0%
Ornamental lighting & maintenance	-	-	1,000	0%
<i>Road & street facilities</i>				
Street/parking lot sweeping	-	-	750	0%
Street light/decorative light maintenance	-	-	4,000	0%
Roadway repair & maintenance	-	-	2,500	0%
Sidewalk repair & maintenance	-	-	1,500	0%
Street sign repair & replacement	-	-	1,500	0%
<i>Contingency</i>				
Miscellaneous contingency	-	-	50	0%
Total expenditures	<u>42,414</u>	<u>42,414</u>	<u>614,093</u>	<u>7%</u>
Excess/(deficiency) of revenues over/(under) expenditures	(42,414)	(42,414)	101,728	
Fund balances - beginning	694,053	694,053	673,643	
Assigned				
Operating capital	145,000	145,000	145,000	
Disaster recovery	250,000	250,000	250,000	
Unassigned	256,639	256,639	380,371	
Fund balances - ending	<u>\$ 651,639</u>	<u>\$ 651,639</u>	<u>\$ 775,371</u>	

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2011
FOR THE PERIOD ENDED OCTOBER 31, 2021**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES		
Interest	\$ 5	\$ 5
Total revenues	<u>5</u>	<u>5</u>
EXPENDITURES		
Debt service	-	-
Total debt service	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	5	5
Fund balances - beginning	<u>33,713</u>	<u>33,713</u>
Fund balances - ending	<u>\$ 33,718</u>	<u>\$ 33,718</u>

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2020A
FOR THE PERIOD ENDED OCTOBER 31, 2021**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll	\$ -	\$ -	\$ 414,720	0%
Lot closings	4,632	4,632	-	N/A
Total revenues	<u>4,632</u>	<u>4,632</u>	<u>414,720</u>	1%
EXPENDITURES				
Debt service				
Principal	-	-	145,000	0%
Interest	-	-	268,588	0%
Total debt service	<u>-</u>	<u>-</u>	<u>413,588</u>	0%
Excess/(deficiency) of revenues over/(under) expenditures	4,632	4,632	1,132	
Fund balances - beginning	231,641	231,641	341,030	
Fund balances - ending	<u>\$ 236,273</u>	<u>\$ 236,273</u>	<u>\$ 342,162</u>	

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2021
FOR THE PERIOD ENDED OCTOBER 31, 2021**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll	\$ -	\$ -	\$ 1,461,048	0%
Special assessment: off-roll	-	-	118,652	0%
Interest	1	1	-	N/A
Total revenues	<u>1</u>	<u>1</u>	<u>1,579,700</u>	0%
EXPENDITURES				
Debt service				
Principal (A-1)	-	-	485,000	0%
Principal (A-2)	-	-	530,000	0%
Interest (A-1)	-	-	169,969	0%
Interest (A-2)	-	-	186,188	0%
Total debt service	<u>-</u>	<u>-</u>	<u>1,371,157</u>	0%
Other fees & charges				
Cost of issuance	<u>38,000</u>	<u>38,000</u>	-	N/A
Total other fees and charges	<u>38,000</u>	<u>38,000</u>	-	N/A
Total expenditures	<u>38,000</u>	<u>38,000</u>	<u>1,371,157</u>	3%
Excess/(deficiency) of revenues over/(under) expenditures	(37,999)	(37,999)	208,543	
Fund balances - beginning	612,035	612,035	559,241	
Fund balances - ending	<u>\$ 574,036</u>	<u>\$ 574,036</u>	<u>\$ 767,784</u>	

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2011
FOR THE PERIOD ENDED OCTOBER 31, 2021**

	Current Month	Year To Date
REVENUES	\$ -	\$ -
Total revenues	-	-
EXPENDITURES	-	-
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Fund balances - beginning	-	-
Fund balances - ending	\$ -	\$ -

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2020A
FOR THE PERIOD ENDED OCTOBER 31, 2021**

	Current Month	Year To Date
REVENUES		
Interest	\$ 13	\$ 13
Total revenues	13	13
EXPENDITURES		
Construction in progress	1,834,185	1,834,185
Total expenditures	1,834,185	1,834,185
Excess/(deficiency) of revenues over/(under) expenditures	(1,834,172)	(1,834,172)
Fund balances - beginning	2,459,250	2,459,250
Fund balances - ending	\$ 625,078	\$ 625,078

River Hall Community Development District Check Detail October 2021

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	CBI	10/25/2021	FPL	101.001 · Suntrust-...		-875.19
Bill	82155-24268 102021	10/22/2021		531.431 · Utility Ser...	-758.57	758.57
Bill	02979-06091 102021	10/22/2021		531.437 · Street Lig...	-116.62	116.62
TOTAL					-875.19	875.19
Check	2337	10/05/2021	PAUL ASFOUR	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	2338	10/05/2021	MICHAEL MORASH	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	2339	10/05/2021	KENNETH MITCHE...	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	2340	10/05/2021	MICHAEL F HAGEN	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	2341	10/05/2021	ROBERT STARK	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Bill Pmt -Check	2342	10/05/2021	GULFSCAPES LA...	101.001 · Suntrust-...		-15,855.00
Bill	28211	09/30/2021		539.464 · Landscap...	-15,855.00	15,855.00
TOTAL					-15,855.00	15,855.00

River Hall Community Development District
Check Detail
 October 2021

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	2343	10/05/2021	M.R.I. UNDERWAT...	101.001 · Suntrust-...		-500.00
Bill	3450	09/30/2021		538.463 · Stormwat...	-500.00	500.00
TOTAL					-500.00	500.00
Check	2344	10/13/2021	PAUL ASFOUR	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	2345	10/13/2021	MICHAEL MORASH	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	2346	10/13/2021	KENNETH MITCHE...	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	2347	10/13/2021	MICHAEL F HAGEN	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	2348	10/13/2021	ROBERT STARK	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Bill Pmt -Check	2349	10/13/2021	DEPARTMENT OF ...	101.001 · Suntrust-...		-175.00
Bill	84925	10/12/2021		519.540 · Annual Di...	-175.00	175.00
TOTAL					-175.00	175.00
Bill Pmt -Check	2350	10/13/2021	FEDEX	101.001 · Suntrust-...		-137.38

River Hall Community Development District
Check Detail
October 2021

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	7-521-98172	10/12/2021		519.410 · Postage	-124.74	124.74
Bill	7-529-94576	10/12/2021		519.410 · Postage	-12.64	12.64
TOTAL					-137.38	137.38
Bill Pmt -Check	2351	10/13/2021	LYKINS SIGNTEK I...	101.001 · Suntrust-...		-2,230.00
Bill	13397	09/30/2021		541.461 · Street Lig...	-2,230.00	2,230.00
TOTAL					-2,230.00	2,230.00
Bill Pmt -Check	2352	10/13/2021	NEWS PRESS	101.001 · Suntrust-...		-348.86
Bill	0004925410	09/30/2021		519.480 · Legal Adv...	-348.86	348.86
TOTAL					-348.86	348.86
Bill Pmt -Check	2353	10/13/2021	SOLITUDE LAKE ...	101.001 · Suntrust-...		-11,870.00
Bill	PI-A00688724	10/12/2021		538.461 · Aquatic M...	-11,870.00	11,870.00
TOTAL					-11,870.00	11,870.00
Bill Pmt -Check	2354	10/13/2021	US BANK	101.001 · Suntrust-...		-4,031.25
Bill	6272063	09/30/2021		513.313 · Trustee F...	-4,031.25	4,031.25
TOTAL					-4,031.25	4,031.25
Bill Pmt -Check	2355	10/13/2021	WRATHELL, HUNT...	101.001 · Suntrust-...		-4,125.00
Bill	2021-0198	10/12/2021		512.311 · Managem...	-3,750.00	3,750.00
				513.310 · Assessm...	-375.00	375.00
TOTAL					-4,125.00	4,125.00
Check	2356	10/25/2021	RIVER HALL CDD	101.001 · Suntrust-...		-71.30
				207.204 · Due to Se...	-71.30	71.30
TOTAL					-71.30	71.30
Check	2357	10/25/2021	RIVER HALL CDD	101.001 · Suntrust-...		-56.89

River Hall Community Development District
Check Detail
 October 2021

Type	Num	Date	Name	Account	Paid Amount	Original Amount
				207.205 · Due to Se...	-56.89	56.89
TOTAL					-56.89	56.89
Bill Pmt -Check	2358	10/25/2021	COLEMAN, YOVA...	101.001 · Suntrust...		-1,137.50
Bill	16581-001M 18	10/22/2021		514.100 · Legal Fee...	-1,137.50	1,137.50
TOTAL					-1,137.50	1,137.50
Bill Pmt -Check	2359	10/25/2021	FLORIDA PAINTERS	101.001 · Suntrust...		-1,865.00
Bill	21-233	10/22/2021		539.455 · Entry & ...	-1,865.00	1,865.00
TOTAL					-1,865.00	1,865.00
Bill Pmt -Check	2360	10/25/2021	HOLE MONTES	101.001 · Suntrust...		-2,582.35
Bill	86592	09/30/2021		519.320 · Engineeri...	-2,582.35	2,582.35
TOTAL					-2,582.35	2,582.35



Electric Bill Statement

For: Sep 21, 2021 to Oct 20, 2021 (29 days)

Statement Date: Oct 20, 2021

Account Number: 02979-06091

Service Address:

2501 RIVER HALL PKWY # ST LTS
ALVA, FL 33920

RIVER HALL COMMUNITY DEVELOPMENT,
Here's what you owe for this billing period.

CURRENT BILL

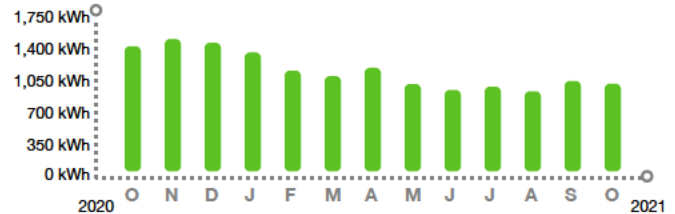
\$116.62

TOTAL AMOUNT YOU OWE

Nov 10, 2021

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after January 10, 2022 is considered LATE; a late payment charge of 1% will apply.

531.437
001

BILL SUMMARY

Amount of your last bill	119.95
Payments received	-119.95
Balance before new charges	0.00
<hr/>	
Total new charges	116.62
Total amount you owe	\$116.62

(See page 2 for bill details.)

Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



/ 27

5314029790609132661100000

The amount enclosed includes the following donation:

FPL Care To Share: _____

Make check payable to FPL in U.S. funds and mail along with this coupon to:

RIVER HALL COMMUNITY DEVELOPMENT
2300 GLADES RD STE 410W
BOCA RATON FL 33431-8556

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit [FPL.com/PayBill](https://www.fpl.com/PayBill) for ways to pay.

02979-06091

ACCOUNT NUMBER

\$116.62

TOTAL AMOUNT YOU OWE

Nov 10, 2021

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name: RIVER HALL COMMUNITY DEVELOPMENT
Account Number: 02979-06091

BILL DETAILS

Amount of your last bill	119.95
Payment received - Thank you	-119.95
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Customer charge:	\$10.61
Non-fuel: (\$0.065570 per kWh)	\$68.46
Fuel: (\$0.028360 per kWh)	\$29.61
Electric service amount	108.68
Gross receipts tax	2.79
Franchise charge	5.15
Taxes and charges	7.94
Total new charges	\$116.62
Total amount you owe	\$116.62

METER SUMMARY

Meter reading - Meter KG85078. Next meter reading Nov 18, 2021.

Usage Type	Current	-	Previous	=	Usage
kWh used	99534		98490		1044

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Oct 20, 2021	Sep 21, 2021	Oct 20, 2020
kWh Used	1044	1077	1490
Service days	29	32	29
kWh/day	36	33	51
Amount	\$116.62	\$119.95	\$151.17

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[Try it today >](#)

Help others in need

Help your neighbors in need by contributing to FPL Care To Share® monthly through your FPL bill.

[Sign up today >](#)

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



Electric Bill Statement

For: Sep 21, 2021 to Oct 20, 2021 (29 days)

Statement Date: Oct 20, 2021

Account Number: 82155-24268

Service Address:

2401 RIVER HALL PKWY # FOUNTN
ALVA, FL 33920

RIVER HALL COMMUNITY DEVELOPMENT,
Here's what you owe for this billing period.

CURRENT BILL

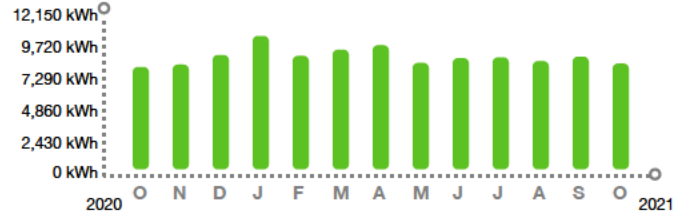
\$758.57

TOTAL AMOUNT YOU OWE

Nov 10, 2021

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after January 10, 2022 is considered LATE; a late payment charge of 1% will apply.

531.431
001

BILL SUMMARY

Amount of your last bill	778.12
Payments received	-778.12
Balance before new charges	0.00
<hr/>	
Total new charges	758.57
Total amount you owe	\$758.57

(See page 2 for bill details.)

Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



/ 27

5314821552426847585700000

The amount enclosed includes the following donation:

FPL Care To Share: _____

Make check payable to FPL in U.S. funds and mail along with this coupon to:

RIVER HALL COMMUNITY DEVELOPMENT
2300 GLADES RD STE 410W
BOCA RATON FL 33431-8556

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit [FPL.com/PayBill](https://www.fpl.com/paybill) for ways to pay.

82155-24268

ACCOUNT NUMBER

\$758.57

TOTAL AMOUNT YOU OWE

Nov 10, 2021

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name: RIVER HALL COMMUNITY DEVELOPMENT
Account Number: 82155-24268

BILL DETAILS

Amount of your last bill	778.12
Payment received - Thank you	-778.12
Balance before new charges	\$0.00
New Charges	
Rate: GSD-1 GENERAL SERVICE DEMAND	
Customer charge:	\$26.48
Non-fuel: (\$0.023540 per kWh)	\$206.12
Fuel: (\$0.028360 per kWh)	\$248.32
Demand: (\$11.30 per KW)	\$226.00
Electric service amount	706.92
Gross receipts tax	18.13
Franchise charge	33.52
Taxes and charges	51.65
Total new charges	\$758.57
Total amount you owe	\$758.57

METER SUMMARY

Meter reading - Meter KCJ5863. Next meter reading Nov 18, 2021.

Usage Type	Current	-	Previous	=	Usage
kWh used	64440		55684		8756
Demand KW	20.37				20

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Oct 20, 2021	Sep 21, 2021	Oct 20, 2020
kWh Used	8756	9325	8471
Service days	29	32	29
kWh/day	301	291	292
Amount	\$758.57	\$778.12	\$806.13

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[Try it today >](#)

Help others in need

Help your neighbors in need by contributing to FPL Care To Share® monthly through your FPL bill.

[Sign up today >](#)

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.

GulfScapes Landscape
Management Svcs.
PO Box 8122
Naples, FL 34101 US
239-455-4911

Invoice 28211



BILL TO
River Hall CDD
c/o Wrathel, Hart, Hunt &
Associates, LLC
9220 Bonita Beach Rd., #214
Bonita Springs, FL 34135

DATE 09/30/2021	PLEASE PAY \$15,855.00	DUE DATE 10/30/2021
--------------------	----------------------------------	------------------------

DESCRIPTION	AMOUNT
Monthly Landscape Maintenance for September 2021	15,855.00

*Landscape
Maint*

TOTAL DUE	<i>ok</i> <i>A</i>	\$15,855.00
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THANK YOU.

539.464
001



M.R.I. Underwater Specialists, Inc.
17891 Wetstone Road
North Fort Myers, FL. 33917
239-984-5241 Office
239-707-5034 cell
239-236-1234 fax



Date 9/20/2021 Invoice # 3450

Bill To:

Invoice

Due Date: 10/20/2021

River Hall CDD
c/o Wrathell, Hart, Hunt &
Associates
9220 Bonita Beach Rd. Suite 214
Bonita Springs, Fl 34135

Job Name
 ROV

P.O. No.

Terms

Net 30

Quantity	Description	Rate	Amount
1	Total cost to send the ROV submersible camera through specified drainage lines (structure to structure) inspect and assess the condition of each line for any defects or blockages. We have provided a detailed inspection report of our findings and a recording of the inspection. This price includes all labor, material, and equipment needed to complete this job. As per proposal 2990	500.00	500.00
			<i>[Signature]</i> 538.463 001
		Storm Water System Maintenance	

Total \$500.00
Payments/Credits \$0.00
Balance Due \$500.00

All Invoices are due within 30 days.
Payments recieved after 30 days will have a
10% late fee.

M.R.I UnderWater Specialists Utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledge all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.



M.R.I. Underwater Specialists, Inc.

17891 Wetstone Rd.
N. Fort Myers, Fl. 33917
239-984-5241 Office
239-707-5034 cell
239-236-1234 fax

Certified General Contractors- CGC 1507963

September 21, 2021

Re: River Hall ROV

On September 21st 2021, we went out to ROV the pipe that connects Lake L-2-21 to Lake L-2-2J. We found the pipe to be in good condition, and we do not recommend any repairs at this time. Please see video attached with this email.

Thank you

Florida Department of Economic Opportunity, Special District Accountability Program
FY 2021/2022 Special District Fee Invoice and Update Form
 Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 84925			Date Invoiced: 10/01/2021
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2021: \$175.00

STEP 1: Review the following information, make changes directly on the form, and sign and date:

1. Special District's Name, Registered Agent's Name, and Registered Office Address:



River Hall Community Development District
 Mr. Craig Wrathell
 Wrathell, Hunt, and Associates, LLC
 2300 Glades Road, Suite 410W
 Boca Raton, FL 33431

519.450
001

- 2. Telephone: (561) 571-0010
- 3. Fax: (561) 571-0013
- 4. Email: WrathellC@whhassociates.com
- 5. Status: Independent
- 6. Governing Body: Elected
- 7. Website Address: riverhallcdd.org
- 8. County(ies): Lee
- 9. Function(s): Community Development
- 10. Boundary Map on File: 05/27/2005
- 11. Creation Document on File: 05/27/2005
- 12. Date Established: 04/21/2005
- 13. Creation Method: Rule of the Governor and Cabinet
- 14. Local Governing Authority: Lee County
- 15. Creation Document(s): Rule 42YY-1.001 - 1.003, Florida Administrative Code
- 16. Statutory Authority: Chapter 190, Florida Statutes
- 17. Authority to Issue Bonds: Yes
- 18. Revenue Source(s): Assessments
- 19. Most Recent Update: 11/02/2020

I do hereby certify that the information above (changes noted if necessary) is accurate and complete as of this date.

Registered Agent's Signature: _____ Date _____

STEP 2: Pay the annual fee or certify eligibility for the zero fee:

- a. **Pay the Annual Fee:** Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Department of Economic Opportunity.
- b. **Or, Certify Eligibility for the Zero Fee:** By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **ALL** of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.
 - 1. ___ This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
 - 2. ___ This special district is in compliance with the reporting requirements of the Department of Financial Services.
 - 3. ___ This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2019/2020 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).

Department Use Only: Approved: ___ Denied: ___ Reason: _____

STEP 3: Make a copy of this form for your records.

STEP 4: Mail this form and payment (if paying by check) to the Department of Economic Opportunity, Bureau of Budget Management, 107 E. Madison Street, MSC 120, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.



Invoice Number 7-521-98172	Invoice Date Oct 04, 2021	Account Number [REDACTED]	Page 1 of 5
--------------------------------------	-------------------------------------	-------------------------------------	----------------

FedEx Tax ID: 71-0427007

Billing Address:

RIVER HALL CDD
2300 GLADES RD STE 100E
STE 100 STE 410W
BOCA RATON FL 33431-8536

Shipping Address:

RIVER HALL CDD
2300 GLADES RD STE 100E
BOCA RATON FL 33431-8536

**Invoice Questions?
Contact FedEx Revenue Services**

Phone: 800.645.9424
M-F 7-5 (CST)
Internet: fedex.com/usgovt

Invoice Summary

FedEx Express Services			519.410
Total Charges	USD	\$124.74	001
TOTAL THIS INVOICE	USD	\$124.74	

Other discounts may apply.

To pay your FedEx invoice, please go to www.fedex.com/payment. Thank you for using FedEx.



Detailed descriptions of surcharges can be located at fedex.com

To ensure proper credit, please return this portion with your payment to FedEx. Please do not staple or fold. Please make check payable to FedEx.

Invoice Number 7-521-98172	Invoice Amount USD \$124.74	Account Number [REDACTED]
--------------------------------------	---------------------------------------	-------------------------------------

Remittance Advice

Your payment is due by Nov 18, 2021

75219817250000124743756302515900000000000000001247430



RIVER HALL CDD
2300 GLADES RD STE 100E
STE 100 STE 410W
BOCA RATON FL 33431-8536

FedEx
P.O. Box 371461
Pittsburgh PA 15250-7461



Invoice Number 7-521-98172	Invoice Date Oct 04, 2021	Account Number [REDACTED]	Page 2 of 5
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FedEx Express Shipment Summary By Payor Type

FedEx Express Shipments (Original)

Payor Type	Shipments	Rated Weight lbs	Transportation Charges	Special Handling Charges	Ret Chg/Tax Credits/Other	Discounts	Total Charges
Third Party	9	12.0	62.04	62.70			124.74
Total FedEx Express	9	12.0	\$62.04	\$62.70			\$124.74

TOTAL THIS INVOICE USD \$124.74

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Sep 30, 2021	Cust. Ref.: River Hall- Agenda Pkg 1	Ref.#2:
Payor: Third Party	Ref.#3:	
Fuel Surcharge FedEx has applied a fuel surcharge of 8.25% to this shipment. Distance Based Pricing, Zone 2		
Automation	Sender	Recipient
Tracking ID 774851591540	Kimberly Mcintosh	Gregory Urbancic, Esq.
Service Type FedEx Standard Overnight	WHA	Goodlette, Coleman & Johnson
Package Type FedEx Pak	2300 Glades Road	4001 TAMIAMI TRL N STE 300
Zone 02	BOCA RATON FL 33431 US	NAPLES FL 34103 US
Packages 1		
Rated Weight 1.0 lbs, 0.5 kgs		
Delivered Oct 01, 2021 10:22		
Svc Area A4	Transportation Charge	6.84
Signed by K.KAREN	Fuel Surcharge	0.48
FedEx Use 000000000/134425/	Total Charge	USD \$7.32

FedEx® Billing Online

FedEx Billing Online allows you to efficiently manage and pay your FedEx invoices online. It's free, easy and secure. FedEx Billing Online helps you streamline your billing process. With all your FedEx shipping information available in one secure online location, you never have to worry about misplacing a paper invoice or sifting through reams of paper to find information for past shipments. Go to fedex.com to sign up today!



Invoice Number	Invoice Date	Account Number	Page
7-521-98172	Oct 04, 2021		3 of 5

Ship Date: Sep 30, 2021 **Cust. Ref.:** River Hall- Agenda Pkg 1 **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 8.25% to this shipment.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address Release Authorized

Automation	INET	Sender	Recipient	
Tracking ID	774851591995	Kimberly Mcintosh	Michael Hagen	
Service Type	FedEx Standard Overnight	WHA	3365 CHESTNUT GROVE DR	
Package Type	FedEx Pak	2300 Glades Road	ALVA FL 33920 US	
Zone	02	BOCA RATON FL 33431 US		
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge		6.84
Delivered	Oct 01, 2021 14:06	Fuel Surcharge		1.11
Svc Area	A5	Residential Delivery		4.65
Signed by	see above	DAS Resi		4.40
FedEx Use	000000000/134425/02	Total Charge	USD	\$17.00

Ship Date: Sep 30, 2021 **Cust. Ref.:** River Hall- Agenda Pkg 1 **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 8.25% to this shipment.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address Release Authorized

Automation	INET	Sender	Recipient	
Tracking ID	774851592145	Kimberly Mcintosh	Shane Willis	
Service Type	FedEx Standard Overnight	WHA	744 Fairlawn Ct	
Package Type	FedEx Pak	2300 Glades Road	MARCO ISLAND FL 34145 US	
Zone	02	BOCA RATON FL 33431 US		
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge		6.84
Delivered	Oct 01, 2021 12:40	Fuel Surcharge		0.80
Svc Area	A5	Residential Delivery		4.65
Signed by	see above			
FedEx Use	000000000/134425/02	Total Charge	USD	\$12.29

Ship Date: Sep 30, 2021 **Cust. Ref.:** River Hall- Agenda Pkg 1 **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 8.25% to this shipment.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address Release Authorized

Automation	INET	Sender	Recipient	
Tracking ID	774851592260	Kimberly Mcintosh	KENNETH MITCHELL	
Service Type	FedEx Standard Overnight	WHA	3380 CHESTNUT GROVE DR	
Package Type	FedEx Pak	2300 Glades Road	ALVA FL 33920 US	
Zone	02	BOCA RATON FL 33431 US		
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge		6.84
Delivered	Oct 01, 2021 14:07	Fuel Surcharge		1.11
Svc Area	A5	Residential Delivery		4.65
Signed by	see above	DAS Resi		4.40
FedEx Use	000000000/134425/02	Total Charge	USD	\$17.00

Ship Date: Sep 30, 2021 **Cust. Ref.:** River Hall- Agenda Pkg 1 **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 8.25% to this shipment.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address Release Authorized

Automation	INET	Sender	Recipient	
Tracking ID	774851592546	Kimberly Mcintosh	Robert Stark	
Service Type	FedEx Standard Overnight	WHA	River Hall CDD	
Package Type	FedEx Pak	2300 Glades Road	17275 Walnut Run Drive	
Zone	02	BOCA RATON FL 33431 US	ALVA FL 33920 US	
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge		6.84
Delivered	Oct 01, 2021 14:17	Fuel Surcharge		1.11

Continued on next page



Invoice Number	Invoice Date	Account Number	Page
7-521-98172	Oct 04, 2021		4 of 5

Tracking ID: 774851592546 continued

Svc Area	A5	Residential Delivery	4.65
Signed by	see above	DAS Resi	4.40
FedEx Use	000000000/134425/02	Total Charge	USD \$17.00

Ship Date: Sep 30, 2021 **Cust. Ref.:** River Hall- Agenda Pkg 1 **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 8.25% to this shipment.
Distance Based Pricing, Zone 2

Automation	INET	Sender	Recipient
Tracking ID	774851592568	Kimberly Mcintosh	Charlie Krebs
Service Type	FedEx Standard Overnight	WHA	Hole Montes & Associates, Inc.
Package Type	FedEx Pak	2300 Glades Road	6200 WHISKEY CREEK DR
Zone	02	BOCA RATON FL 33431 US	FORT MYERS FL 33919 US
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs		
Delivered	Oct 01, 2021 12:54		
Svc Area	A1	Transportation Charge	6.84
Signed by	J.LOPEZ	Fuel Surcharge	0.48
FedEx Use	000000000/134425/	Total Charge	USD \$7.32

Ship Date: Sep 30, 2021 **Cust. Ref.:** River Hall- Agenda Pkg 1 **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 8.25% to this shipment.
Distance Based Pricing, Zone 2

Package Delivered to Recipient Address Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	774851592616	Kimberly Mcintosh	Michael G. Morash
Service Type	FedEx Standard Overnight	WHA	River Hall CDD
Package Type	FedEx Pak	2300 Glades Road	16044 Herons View Drive
Zone	02	BOCA RATON FL 33431 US	ALVA FL 33920 US
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge	6.84
Delivered	Oct 01, 2021 14:00	Fuel Surcharge	1.11
Svc Area	A5	Residential Delivery	4.65
Signed by	see above	DAS Resi	4.40
FedEx Use	000000000/134425/02	Total Charge	USD \$17.00

Ship Date: Sep 30, 2021 **Cust. Ref.:** River Hall- Agenda Pkg 1 **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 8.25% to this shipment.
Distance Based Pricing, Zone 2

Package Delivered to Recipient Address Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	774851592627	Kimberly Mcintosh	Paul D. Asfour
Service Type	FedEx Standard Overnight	WHA	River Hall CDD
Package Type	FedEx Pak	2300 Glades Road	17131 Easy Stream Court
Zone	02	BOCA RATON FL 33431 US	ALVA FL 33920 US
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge	6.84
Delivered	Oct 01, 2021 14:12	Fuel Surcharge	1.11
Svc Area	A5	Residential Delivery	4.65
Signed by	see above	DAS Resi	4.40
FedEx Use	000000000/134425/02	Total Charge	USD \$17.00



Invoice Number	Invoice Date	Account Number	Page
7-521-98172	Oct 04, 2021	[REDACTED]	5 of 5

Ship Date: Sep 30, 2021 **Cust. Ref.:** RHCDD 10/07/21 Agenda Pk **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 8.25% to this shipment.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	774851642691	Kimberly Mcintosh	Chuck Adams-Cleo Adams
Service Type	FedEx Standard Overnight	WHA	1400 HARBOR VIEW DR
Package Type	FedEx Box	2300 Glades Road	NORTH FORT MYERS FL 33917 US
Zone	02	BOCA RATON FL 33431 US	
Packages	1		
Rated Weight	4.0 lbs, 1.8 kgs		
Delivered	Oct 01, 2021 15:06	Transportation Charge	7.32
Svc Area	A3	Fuel Surcharge	0.84
Signed by	see above	Residential Delivery	4.65
FedEx Use	000000000/134449/02	Total Charge	USD \$12.81

Third Party Subtotal	USD	\$124.74
Total FedEx Express	USD	\$124.74



Invoice Number 7-529-94576	Invoice Date Oct 11, 2021	Account Number [REDACTED]	Page 1 of 2
--------------------------------------	-------------------------------------	-------------------------------------	----------------

FedEx Tax ID: 71-0427007

Billing Address:

RIVER HALL CDD
2300 GLADES RD STE 100E
STE 100 STE 410W
BOCA RATON FL 33431-8536

Shipping Address:

RIVER HALL CDD
2300 GLADES RD STE 100E
BOCA RATON FL 33431-8536

**Invoice Questions?
Contact FedEx Revenue Services**

Phone: 800.645.9424
M-F 7-5 (CST)
Internet: fedex.com/usgovt

Invoice Summary

FedEx Express Services

Total Charges	USD	\$12.64	519.410 001
TOTAL THIS INVOICE	USD	\$12.64	

Other discounts may apply.

To pay your FedEx invoice, please go to www.fedex.com/payment. Thank you for using FedEx.



Detailed descriptions of surcharges can be located at fedex.com

To ensure proper credit, please return this portion with your payment to FedEx. Please do not staple or fold. Please make check payable to FedEx.

Invoice Number 7-529-94576	Invoice Amount USD \$12.64	Account Number [REDACTED]
--------------------------------------	--------------------------------------	-------------------------------------

Remittance Advice

Your payment is due by Nov 25, 2021

75299457630000012641756302515900000000000000000000126410



RIVER HALL CDD
2300 GLADES RD STE 100E
STE 100 STE 410W
BOCA RATON FL 33431-8536

FedEx
P.O. Box 371461
Pittsburgh PA 15250-7461



Invoice Number	Invoice Date	Account Number	Page
7-529-94576	Oct 11, 2021		2 of 2

FedEx Express Shipment Summary By Payor Type

FedEx Express Shipments (Original)

Payor Type	Shipments	Rated Weight lbs	Transportation Charges	Special Handling Charges	Ret Chg/Tax Credits/Other	Discounts	Total Charges
Third Party	1		7.16	5.48			12.64
Total FedEx Express	1		\$7.16	\$5.48			\$12.64

TOTAL THIS INVOICE **USD** **\$12.64**

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Oct 06, 2021	Cust. Ref.: Supervisor Checks	Ref.#2:
Payor: Third Party	Ref.#3:	
Fuel Surcharge FedEx has applied a fuel surcharge of 8.50% to this shipment. Distance Based Pricing, Zone 2 Package Delivered to Recipient Address Release Authorized		
Automation INET	Sender	Recipient
Tracking ID 774902664381	Cory Santacroce	Chuck Adams-Cleo Adams
Service Type FedEx Priority Overnight	Wrathell, Hunt & Associates, L	1400 HARBOR VIEW DR
Package Type FedEx Envelope	2300 GLADES ROAD	NORTH FORT MYERS FL 33917 US
Zone 02	BOCA RATON FL 33431 US	
Packages 1		
Rated Weight N/A		
Delivered Oct 07, 2021 10:07	Transportation Charge	7.16
Svc Area A3	Fuel Surcharge	0.83
Signed by see above	Residential Delivery	4.65
FedEx Use 000000000/74620/02	Total Charge	USD \$12.64
	Third Party Subtotal	USD \$12.64
	Total FedEx Express	USD \$12.64

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INVOICE

River Hall CDD
Attention: Wrathell, Hunt & Assoc.
9220 Bonita Beach Rd SE, Ste 214
BONITA SPRINGS FL 34135
USA

Invoice Date
Sep 30, 2021
Invoice Number
13397
Reference
89677

Lykins Signtek
Development Specialties,
Inc.
5935 Taylor Rd
NAPLES FL 34109
Tax ID: 84-2486919

541.461
001

Description	Quantity	Unit Price	Tax	Amount USD
Remove, repair and reinstall Stop signs, to include stop sign insert, all way insert and post.	2.00	890.00	Tax Exempt	1,780.00
Fabrication and installation of custom 30" stop sign insert only.	2.00	225.00	Tax Exempt	450.00
Subtotal				2,230.00
TOTAL USD				2,230.00

Due Date: Oct 30, 2021

*FY 2021
General Fund
Road + Street Facilities*

PAYMENT ADVICE

To: Lykins Signtek Development Specialties, Inc.
5935 Taylor Rd
NAPLES FL 34109
Tax ID: 84-2486919

Customer	River Hall CDD
Invoice Number	13397
Amount Due	2,230.00
Due Date	Oct 30, 2021
Amount Enclosed	_____
	Enter the amount you are paying above

The News-Press media group

PART OF THE USA TODAY NETWORK

2442 Dr. Martin Luther King Jr. Blvd., Fort Myers, FL 33901

ACCOUNT NAME R ver Ha Cdd		ACCOUNT # 6056	PAGE # 1 of 1
INVOICE # 0004133194	BILLING PERIOD Sep 1 Sep 30, 2021	PAYMENT DUE DATE October 20, 2021	
PREPAY (Memo Info) \$0.00	UNAPPLIED (included in amt due) \$0.00	TOTAL AMOUNT DUE \$5,323.14	
BILLING INQUIRIES/ADDRESS CHANGES 1 877 736 7612 or smb@ccc.gannett.com		FEDERAL ID 47 2493274	
Terms and Conditions Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less) Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited All funds payable in US dollars.			

00000060560000000000000041331940053231410262

To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com. Previous account number: **471122**.

Date	Description	Amount
9/1/21	Ba ance Forward	\$5,234.58
9/3/21	PAYMENT THANK YOU	\$260.30

Package Advertising:

Start-End Date	Description	Products	Run Dates	PO Number	Package Cost
9/24/21-9/24/21	0004925410 RIVER HALL COMMUNIT	FY22 Meet		FY22 Meet	\$348.86
					519.480
					001

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

The News-Press media group

PART OF THE USA TODAY NETWORK

ACCOUNT NAME R ver Ha Cdd	PAYMENT DUE DATE October 20, 2021	AMOUNT PAID				
ACCOUNT NUMBER 6056	INVOICE NUMBER 0004133194					
CURRENT DUE \$348.86	30 DAYS PAST DUE \$4,974.28	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00	TOTAL AMOUNT DUE \$5,323.14

REMITTANCE ADDRESS (Include Account# & Invoice# on check)

News-Press Media Group
P O Box 677583
Dallas, TX 75267-7583

TO PAY WITH CREDIT CARD PLEASE FILL OUT BELOW:

V SA MASTERCARD D SCOVER AMEX

Card Number _____

Exp Date ____/____/____ CVV Code _____

Signature _____ Date _____

00000060560000000000000041331940053231410262

Classified Ad Receipt
(For Info Only - NOT A BILL)

Customer: RIVER HALL CDD

Ad No.: 0004925410

Address: 2300 GLADES RD STE 410W
BOCA RATON FL 33431
USA

Net Amt: \$348.86

Run Times: 1

No. of Affidavits: 1

Run Dates: 09/24/21

Text of Ad:

**RIVER HALL COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF FISCAL YEAR 2022 MEETINGS**

The Board of Supervisors ("Board") of the River Hall Community Development District ("District") will hold Regular Meetings for Fiscal Year 2022 at 3:30 p.m., at the River Hall Town Hall Center, located at 3089 River Hall Parkway, Alva, Florida 33920 on the following dates:

October 7, 2021
November 4, 2021
December 2, 2021
January 6, 2022
February 3, 2022
March 3, 2022
April 7, 2022
May 5, 2022
June 2, 2022
July 7, 2022
August 4, 2022
September 1, 2022

The purpose of the meetings is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours or by visiting the District's website, <http://www.riverhallcdd.org/>.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meetings with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager
AD#4925410

Sept 24, 2021



INVOICE

Invoice Number: PI-A00688724
Invoice Date: 10/01/21
PROPERTY: River Hall CDD

Voice: (888) 480-5253 Fax: (888) 358-0088

SOLD TO: River Hall CDD
 c/o Wrathell, Hunt & Associates, LLC
 9220 Bonita Beach Road Suite #214
 Bonita Springs, FL 34135

538.461
 001

CUSTOMER ID	CUSTOMER PO	Payment Terms	
R0194		Net 30	
Sales Rep ID	Shipment Method	Ship Date	Due Date
Jeff Moding			10/31/21

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR11734 10/01/21 - 10/31/21		4,854.00	4,854.00
	Wetlands Management Services			
1	Lake & Pond Management Services SVR11792 10/01/21 - 10/31/21		6,966.00	6,966.00
	Lake & Pond Management Services			
1	Lake & Pond Management Services SVR11793 10/01/21 - 10/31/21		50.00	50.00
	Fountain Maintenance Services			

PLEASE REMIT PAYMENT TO:

1320 Brookwood Drive, Suite H
 Little Rock, AR 72202

Subtotal	11,870.00
Sales Tax	0.00
Total Invoice	11,870.00
Payment Received	0.00
TOTAL	11,870.00



Corporate Trust Services
EP MN WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 6272063
Account Number: 259531000
Invoice Date: 09/24/2021
Direct Inquiries To: AMANDA KUMAR
Phone: 954-938-2475

RIVER HALL COMMUNITY DEV DISTRICT
C/O WRATHELL HUNT & ASSOCIATES
2300 GLADES ROAD STE 410W
BOCA RATON FL 33431

513.313
001

RIVER HALL COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT REVENUE BONDS,
SERIES 2020A (ASSESSMENT AREA 3) REVENUEACCOUNT

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE \$4,031.25

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

RIVER HALL COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT REVENUE BONDS, SERIES
2020A (ASSESSMENT AREA 3) REVENUEACCOUNT

Invoice Number: 6272063
Account Number: 259531000
Current Due: \$4,031.25

Direct Inquiries To: AMANDA KUMAR
Phone: 954-938-2475

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 259531000
Invoice # 6272063
Attn: Fee Dept St. Paul

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
 EP-MN-WN3L
 60 Livingston Ave.
 St. Paul, MN 55107

Invoice Number: 6272063
 Invoice Date: 09/24/2021
 Account Number: 259531000
 Direct Inquiries To: AMANDA KUMAR
 Phone: 954-938-2475

**RIVER HALL COMMUNITY DEVELOPMENT DISTRICT
 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES
 2020A (ASSESSMENT AREA 3) REVENUEACCOUNT**

Accounts Included 259531000 259531001 259531002 259531003 259531004 259531005
 In This Relationship: 259531006 259531007 259531008

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04111 Paying Agent / Regist / Trustee Agent	1.00	3,750.00	100.00%	\$3,750.00
Subtotal Administration Fees - In Advance 09/01/2021 - 08/31/2022				\$3,750.00
Incidental Expenses	3,750.00	0.075		\$281.25
Subtotal Incidental Expenses				\$281.25
TOTAL AMOUNT DUE				\$4,031.25



Wrathell, Hunt & Associates, LLC

2300 Glades Rd.
Suite 410W
Boca Raton, FL 33431

Invoice

Date	Invoice #
10/1/2021	2021-0198

Bill To:
River Hall CDD 2300 Glades Rd. Suite 410W Boca Raton, FL 33431

Description		Amount
Management	512.311 001	3,750.00
Assessment Methodology	513.310 001	375.00
<i>Building client relationships one step at a time ...</i>		Total \$4,125.00

Coleman, Yovanovich & Koester, P.A.
Northern Trust Bank Building
4001 Tamiami Trail North, Suite 300
Naples, Florida 34103-3556
Telephone: (239) 435-3535
Fax: (239) 435-1218

Page: 1
October 21, 2021
File No: 16581-001M
Statement No: 18

River Hall CDD
Wrathell, Hunt & Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton FL 33431

Attn: Debbie Tudor

514.100
001

Gen Rep

Previous Balance \$1,365.00

Fees

09/09/2021	GLU	Review agenda for Board of Supervisors meeting; Attendance at Board of Supervisors meeting	1,137.50
		Professional Fees through 10/21/2021	1,137.50
		Total Current Work	1,137.50

Payments

Total Payments Through 10/21/2021	-560.00
Balance Due (includes previous balance, if any)	<u>\$1,942.50</u>

Florida Painters of Lee County, Inc.
 240 Rose Street
 North Fort Myers FL 33903-3721
 239-997-2133



Invoice

Invoice #: 21-233 River Hall 202
 Invoice Date: 10/15/2021
 Due Date: 10/29/2021

Billed To: River Hall CDD
 9220 Bonita Beach Rd. #214
 Bonita Springs FL 33917

Job Location: River Hall 2021 PW Monuments
 River Hall Parkway
 Alva FL 33920

Description of Work	Current Contract	Previous Billed	Total Complete	Balance to Bill	Current Billed
Pressure Wash Monument, Fence,	1,865.00	0.00	1,865.00	0.00	1,865.00
Totals:	1,865.00		1,865.00	0.00	1,865.00

539.455
 001

*General Fund
 Entry & Wall Maint.*

Amount Due for This Invoice: \$1,865.00

WE DO ACCEPT VISA & MASTER CARD - HOWEVER, THERE IS A 3% CHARGE TO COVER FEES ON ALL TRANSACTIONS

Thank you for your business!

TERMS: Interest at 1.5% (18%ann.) will be added from the due date until paid. If litigation occurs, collection, attorney fees & court cost will be added.



River Hall CDD
 c/o Wrathell, Hunt & Associates
 2300 Glades Road, Suite 410W
 Boca Raton, FL 33431
 Stephanie Schackmann

September 30, 2021
Invoice No. 86592
 Project No. 2015012
 519.320
 001

River Hall CDD

For Services Rendered From September 1, 2021 to September 30, 2021

Site visit to adjust fence line for review and approval, cor with carter fence on changes, site visit to review construction status of FPL substation, prepare requisitions from developer, contact Lee County on test results on Hickey Creek (no data on line), attend board meeting

	Hours	Rate	Amount
Z-General Services			
Engineer VI	14.25	155.00	\$2,208.75
Technician IV	3.00	70.00	\$210.00
Subtotal	17.25		\$2,418.75
	17.25		\$2,418.75

Reimbursable

	Amount
Copies: In-house b&w	\$6.55
Copies: In-house color	\$30.99
Mileage	\$28.98
Miscellaneous Expenses	\$97.08
Total Reimbursable	\$163.60

Total Amount Due This Invoice	\$2,582.35
--------------------------------------	-------------------

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

9

DRAFT

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

The Board of Supervisors of the River Hall Community Development District held a Regular Meeting on November 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
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
Holly Schwartz	Resident
Karen Asfour	Resident
Katy Rustad	Resident
Leon Harrington	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)

Resident Katy Rustad asked for an update on the fire station. Mr. Stark stated the current anticipated opening date is February 2023.

Resident Holly Schwartz asked about the timeline of the ongoing construction in a cul-de-sac east of the property. Mr. Krebs would email Mr. Carl Barraco to inquire about the

40 construction schedule. Mr. Mitchell stated the Developer ran out of 55' inventory for lots for
41 new homes and is working diligently to construct additional homes as quickly as they can.

42

43 **THIRD ORDER OF BUSINESS**

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

44

45

46

47 Mr. Mitchell stated he would review the Post Orders that were forwarded to the CDD.

48 Discussion ensued regarding the Post Orders, the HOA's proposal to extend the gates
49 and the status of the CDD's current gate installation project.

50 Mr. Mitchell commented about the Security Managers not being in attendance today
51 and voiced his opinion that they are unresponsive. Asked if Staff should remove this item from
52 future agendas, Mr. Mitchell replied affirmatively.

53

54 **FOURTH ORDER OF BUSINESS**

Discussion: Agreement for Fence in Portico

55

56 Mr. Mitchell stated he conferred with Mr. Urbancic about the fence in Portico, which is
57 not CDD property. The Developer should be advised to install a gate, which he agreed to pay
58 for, and convey it to the CDD for maintenance.

59 Discussion ensued regarding requesting easement rights for maintenance purposes, the
60 Hampton HOA, the 50' buffer that runs the entire length of the canal and a gap on the north
61 side of a fence installed by the CDD on the Landsic right-of-way (ROW). Mr. Urbancic would
62 advise Mr. Grady Miars that the area is not CDD property and the HOA should be responsible
63 for maintenance.

64 This item would be removed from future agendas.

65

66 **FIFTH ORDER OF BUSINESS**

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

67

68

69 Mr. Adams stated that he recently conferred with Mr. Adam Tweet, the Assistant
70 Principal in charge of the parent pick-up program, and was informed that there are no current
71 plans for additional improvements on the CDD's side to accommodate pickup and that the

72 Facilities Manager Group handles overflow issues. Mr. Adams would draft and transmit a letter
73 to the Facilities Manager, include Mr. Mitchell’s signature and copy the other Board Members.
74 Mr. Krebs would review the traffic manual for past traffic issues at the school.

75

76 **SIXTH ORDER OF BUSINESS** **Discussion/Ratification: NPDES Annual**
77 **Report, Year 5 (05/2020 – 04/2021)**

78

79 Mr. Mitchell presented the NPDES Annual Report for Year 5.

80 Mr. Krebs gave a brief overview of the Report and discussed additional reporting
81 requirements, stormwater management, updated nutrient loadings in area waterways,
82 discharges into Hickey Creek and the outfalls. He responded to questions regarding yearly
83 report costs, water quality, drainage basins, concrete and pipes. Mrs. Adams would post a
84 stormwater brochure on the CDD website.

85

86 **On MOTION by Mr. Morash and seconded by Mr. Asfour, with all in favor, the**
87 **NPDES Annual Report, Year 5 (05/2020 – 04/2021), was ratified.**

88

89

90 **SEVENTH ORDER OF BUSINESS** **Update: Stormwater Reporting**
91 **Requirements**

92

93 Mr. Krebs stated the legislature passed a bill that requires CDDs to prepare a Needs
94 Analysis Report for stormwater and wastewater. The format for the Wastewater Analysis is
95 pending but it is expected to be basic. The Stormwater Analysis is expected to be painstaking
96 and should include life expectancy, budget amendments and a costs component. The first
97 Report is due by June 30, 2022. Mr. Krebs would coordinate with Mr. Adams for data collection.

98

99 **EIGHTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**
100 **Statements as of September 30, 2021**

101

102 Mr. Mitchell presented the Unaudited Financial Statements as of September 30, 2021.
103 Mr. and Mrs. Adams responded to questions regarding budget line item overages, streetlights,
104 holiday decorations and monthly on-roll and off-roll adjustments.

105 The financials were accepted.

106

107 **NINTH ORDER OF BUSINESS**

Approval of October 7, 2021 Regular Meeting Minutes

108

109

110 Mr. Mitchell presented the October 7, 2021 Regular Meeting Minutes.

111 The following changes were made:

112 Line 25: Delete "Raymond Juan - Country Club Association Manager"

113 Line 42 and throughout: Change "GradyMinor" to "Grady Miars"

114 Line 49: Change "four ATVs" to "two ATVs"

115 Lines 54 through 55: Delete entire sentence

116 Lines 56 and 57: Change "Mr. Mitchell will send photographs to Mr. Miars and call Ray,"

117 to "Mr. Stark will obtain photographs from Mr. Miars."

118 Lines 104 and 105: Delete entire sentence

119 Line 136: Change "LexisNexis" to "LCSO"

120 Line 180: Change "Mr. Slater" to "Mr. Stark"

121

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

122

123

124

125

126 **TENTH ORDER OF BUSINESS**

Staff Reports

127

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

129 Mr. Krebs stated the South Florida Water Management District (SFWMD) forwarded an
130 email regarding a denial of an extension request that should have been sent to the Developer
131 instead of the CDD.

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

133 Mr. Urbancic stated he has been corresponding with Mr. Miars regarding the Portico
134 matter and Mr. Miars clarified that he would like Board approval to connect a gate to the
135 existing CDD gate at the southwest corner of the property on the Landsic Canal. The consensus
136 was that there is no objection but Mr. Miars should seek approval from Landsic. Per Mr.

137 Mitchell’s request, Mr. Urbancic would inquire about the timeline and report his findings at the
138 next meeting.

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

- 140 • **NEXT MEETING DATE: December 9, 2021 at 3:30 P.M.**

- 141 ○ **QUORUM CHECK**

142 The next meeting would be held on December 9, 2021.

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

- 144 • **Monthly Status Report – Field Operations**

145 Mrs. Adams reported the following:

- 146 ➤ The entry decorative fence repair project should be completed within the next two
147 weeks at a cost of \$1,400.

148 Mr. Willis reported the following:

- 149 ➤ Staff received an update from David, of Pulte Homes, and the Sunny Grove estimate was
150 \$18,690, which is \$7,000 less than the GulfScapes quote.

- 151 ➤ The hog trapper is ill and would most likely not be resuming work. Mr. Willis would
152 obtain quotes from other contractors.

153 Discussion ensued regarding why the CDD is assuming responsibility for controlling the
154 hog population.

- 155 ➤ The riprap installation by GulfScapes is scheduled for November 9th.

156 Mrs. Adams stated that the pine straw project would be delayed due to staff and supply
157 shortages and would not be completed by November 15th.

158

159 **ELEVENTH ORDER OF BUSINESS**

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

160

161

162 No members of the public spoke.

163

164 **TWELFTH ORDER OF BUSINESS**

Supervisors’ Comments/Requests

165

166 Mr. Stark asked Staff to check with Mr. Carl Barraco about any revisions to the CDD's
167 drainage plans and, if necessary, update the CDD GIS system. Mr. Krebs would contact Mr.
168 Barraco.

169 Mr. Mitchell asked if the substation was operational and about the CDD's plan to close
170 off the Hickey Creek entrance. Mr. Krebs stated a permit was obtained from the County prior to
171 initially blocking the entrance and Florida Power & Light (FPL) might install a fence to block
172 another portion of the entrance. Discussion ensued regarding installing a fence to close a gap,
173 resetting the gates, engaging Carter Fence and the FPL substation.

174 Mr. Mitchell asked Staff to include a discussion item on the next agenda regarding
175 installing signs near the lakes.

176 `

177 **THIRTEENTH ORDER OF BUSINESS**

Adjournment

178

179 There being nothing further to discuss, the meeting adjourned.

180

181 **On MOTION by Mr. Asfour and seconded by Mr. Morash, with all in favor, the**
182 **meeting adjourned at 4:49 p.m.**

183

184

185

186

187

188

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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190
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192
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194
195

Secretary/Assistant Secretary

Chair/Vice Chair

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

10C

RIVER HALL COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE

LOCATION

River Hall Town Hall Center, located at 3089 River Hall Parkway, Alva, Florida 33920

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 7, 2021	Regular Meeting	3:30 PM
November 4, 2021	Regular Meeting	3:30 PM
December 2, 2021 <i>rescheduled to December 9, 2021</i>	Regular Meeting	3:30 PM
December 9, 2021	Regular Meeting	3:30 PM
January 6, 2022	Regular Meeting	3:30 PM
February 3, 2022	Regular Meeting	3:30 PM
March 3, 2022	Regular Meeting	3:30 PM
April 7, 2022	Regular Meeting	3:30 PM
May 5, 2022	Regular Meeting	3:30 PM
June 2, 2022	Regular Meeting	3:30 PM
July 7, 2022	Regular Meeting	3:30 PM
August 4, 2022	Public Hearing & Regular Meeting	3:30 PM
September 1, 2022	Regular Meeting	3:30 PM

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

10D



Wrathell, Hunt and Associates, LLC

TO: River Hall CDD Board of Supervisors

FROM: Shane Willis – Operations Manager

DATE: December 9, 2021

SUBJECT: Status Report – Field Operations

FPL Easement & Drainage Ditch Mowing:

- Drainage ditches were cut during the first 2 weeks of October
- FPL Easement was cut during the first 2 weeks of November, P&T Lawn and Tractor's agreement expires April 30, 2022.

Landscape Activities:

- Application of Grub control has been applied for Hog activity.
- Staff met with David of Pulte Homes as well as Gulfscapes & Sunny Grove to review/discuss the landscape and irrigation plans for the buffering between Hickey Creek Road and Oakstead Drive. On 10.28.21 Notified by David that Gulfscapes provided a proposal for \$26,190.00 and Sunny Grove one for \$18,690.00 no update on an installation date.
- Once the installation of the buffer and drip lines are complete maintenance will be turned over to Gulfscapes Landscape buffer consisting of Slash Pines, Southern Oak, Cabbage Palms, Sea Grape, Cocoplum, & Bahia Sod on a berm about 2 feet high that will be installed by the Pulte Land Manager.
- Pine Straw Project: Annual mulching has been delayed due to supply shortages.
- Palm trimming started 11.29.21
- Hardwood trimming will take place in January.

Hog Trappers: Staff has received one updated proposal from Swine Solutions.

Storm Drain/Pipe Cleanout: As discussed at last month's meeting, MRI inspected the interconnecting pipes located on Windsor Way to Lakes 3-1. S-3-44 had 80% blockage of sand/debris and S-3-43 had 50% blockage. These structures were cleaned on September 16th for a cost of \$1,500.00.

Note: The last storm drain/pipe cleanout completed in 2018 at which time we placed on a three-year cycle. Cascades were cleaned in 2019, and will be scheduled for 2022.

Bank Restoration Projects:

- **Lake 2-7:** As previously discussed, letter was sent to the resident on August 30th, based on the resident notifying Staff that there was an issue with the lake bank. From further conversation, the resident declined to make the minor repairs as suggested.
- **Lake 3-5B:** As discussed at the July 29th Board meeting, letter was sent to the resident, however Staff has not received a response at this time. Staff will review after the rainy season. (3376 Chestnut Grove Drive).

Holiday Decorating: Was scheduled to be installed during the month of October. Staff is currently sourcing other providers for next holiday season.

Pressure Cleaning: Florida Painters completed the power washing of the entrance monuments and the repainting of the River Hall monument during the week of October 11th.

Decorative Fence & Concrete Repairs: Stone fence repaired on 11.24.21.

River Hall Fiber Optic: (No change or communication since 9.24.21) Summit Broadband will begin installing fiber optic for the school which will include some ROW work to bore the fiber optic. The project was expected to start on 9.6.2021 and last for about 30 days. Staff has received the schematics from Broadband and confirmation emails that they have received all necessary permits. Once completed, Staff will conduct a tour to ensure no damage to District property or landscaping.