

# **RIVER HALL**

## **COMMUNITY DEVELOPMENT DISTRICT**

**March 3, 2022**

**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**

February 24, 2022

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

Board of Supervisors  
 River Hall Community Development District

Dear Board Members:

The Board of Supervisors of the River Hall Community Development District will hold a Regular Meeting on March 3, 2022, 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. Developer Update
4. Update: Cost Sharing Agreement with HOA's and Hampton Golf for Hog Removal Services
5. Update: River Hall Elementary Traffic Stacking Issues
6. Acceptance of Unaudited Financial Statements as of January 31, 2022
7. Approval of February 3, 2022 Regular Meeting Minutes
8. Staff Reports
  - A. District Engineer: *Hole Montes*
  - B. District Counsel: *Coleman, Yovanovich & Koester*
    - I. Update: Fence Installation in Portico
    - II. Update: Legislative Bills – Florida Legislative Session
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*
    - NEXT MEETING DATE: April 7, 2022 at 3:30 P.M.

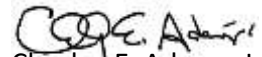
○ QUORUM CHECK

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*
  - I. Consideration of Bushhogging Estimate
  - II. Update: Holiday Lighting Proposals for Entry Decorative Pillars and Concrete Face Plates
  - III. Update: M.R.I. Pipe Inspection Project for Cascades
- 9. Public Comments: Non-Agenda Items (*3 minutes per speaker*)
- 10. Supervisors' Comments/Requests
- 11. 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**

**RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
JANUARY 31, 2022**

**RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
JANUARY 31, 2022**

	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
<b>ASSETS</b>							
SunTrust	\$ 944,034	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 944,034
Investments							
SBA	5,278	-	-	-	-	-	5,278
Reserve A-1	-	1	206,927	75,462	-	-	282,390
Reserve A-2	-	-	-	412,559	-	-	412,559
Capitalized interest	-	-	6	-	-	-	6
Interest A-1	-	1	-	-	-	-	1
Revenue A-1	-	2,638	300,902	539,120	-	-	842,660
Revenue A-2	-	4,747	-	504,708	-	-	509,455
Prepayment A-2	-	26,323	-	-	-	-	26,323
Construction	-	-	-	-	8	625,094	625,102
Cost of issuance	-	-	-	3,215	-	-	3,215
Due from general fund	-	-	4,599	16,200	-	-	20,799
Due from capital projects fund	-	8	-	-	-	-	8
Deposits	1,622	-	-	-	-	-	1,622
Total assets	<u>\$ 950,934</u>	<u>\$ 33,718</u>	<u>\$ 512,434</u>	<u>\$ 1,551,264</u>	<u>\$ 8</u>	<u>\$ 625,094</u>	<u>\$ 3,673,452</u>
<b>LIABILITIES AND FUND BALANCES</b>							
Liabilities:							
Due to debt service fund 2020A	4,599	-	-	-	-	-	4,599
Due to debt service fund - 2021A1	8,367	-	-	-	8	-	8,375
Due to debt service fund - 2021A2	7,833	-	-	-	-	-	7,833
Total liabilities	<u>20,799</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>8</u>	<u>-</u>	<u>20,807</u>
Fund balances:							
Nonspendable							
Prepaid and deposits	1,622	-	-	-	-	-	1,622
Restricted for:							
Debt service	-	33,718	512,434	1,551,264	-	-	2,097,416
Capital projects	-	-	-	-	-	625,094	625,094
Assigned to:							
Operating capital	145,000	-	-	-	-	-	145,000
Disaster recovery	250,000	-	-	-	-	-	250,000
Unassigned	533,513	-	-	-	-	-	533,513
Total fund balances	<u>930,135</u>	<u>33,718</u>	<u>512,434</u>	<u>1,551,264</u>	<u>-</u>	<u>625,094</u>	<u>3,652,645</u>
Total liabilities and fund balances	<u>\$ 950,934</u>	<u>\$ 33,718</u>	<u>\$ 512,434</u>	<u>\$ 1,551,264</u>	<u>\$ 8</u>	<u>\$ 625,094</u>	<u>\$ 3,673,452</u>

**RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED JANUARY 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll: net	\$ 6,480	\$ 427,167	\$ 584,451	73%
Assessment levy: off-roll	-	-	130,870	0%
Interest and miscellaneous	-	2	500	0%
Total revenues	<u>6,480</u>	<u>427,169</u>	<u>715,821</u>	60%
<b>EXPENDITURES</b>				
<i>Legislative</i>				
Supervisor	1,000	4,000	12,000	33%
<i>Financial &amp; administrative</i>				
District management	3,750	15,000	45,000	33%
District engineer	6,226	11,860	25,000	47%
Trustee	-	-	7,100	0%
Tax collector/property appraiser	-	5,437	5,653	96%
Assessment roll prep	375	1,500	4,500	33%
Auditing services	-	-	3,300	0%
Arbitrage rebate calculation	-	-	650	0%
Public officials liability insurance	-	3,303	3,600	92%
Legal advertising	253	594	1,100	54%
Bank fees	-	-	350	0%
Dues, licenses & fees	-	175	175	100%
Postage	148	560	1,300	43%
ADA website compliance	-	-	210	0%
Website maintenance	-	-	705	0%
<i>Legal counsel</i>				
District counsel	1,359	4,054	12,000	34%
<i>Electric utility services</i>				
Utility services	1,931	3,495	9,000	39%
Street lights	302	541	2,000	27%
<i>Stormwater control</i>				
Fountain service repairs & maintenance	-	-	6,000	0%
Aquatic maintenance	11,870	47,480	160,000	30%
Lake/pond bank maintenance	-	-	5,000	0%
Stormwater system maintenance	-	2,400	40,000	6%

**RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED JANUARY 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
<i>Other physical environment</i>				
General liability insurance	-	4,247	4,400	97%
Property insurance	-	8,179	8,500	96%
Entry & walls maintenance	-	3,610	5,000	72%
Landscape maintenance	14,286	60,747	195,000	31%
Irrigation repairs & maintenance	-	-	2,500	0%
Landscape replacement plants, shrubs, trees	-	-	20,000	0%
Annual mulching	-	-	9,000	0%
Holiday decorations	5,500	11,000	12,000	92%
Clock tower maintenance	-	-	1,750	0%
Ornamental lighting & maintenance	-	-	1,000	0%
<i>Road &amp; street facilities</i>				
Street/parking lot sweeping	-	650	750	87%
Street light/decorative light maintenance	-	-	4,000	0%
Roadway repair & maintenance	-	-	2,500	0%
Sidewalk repair & maintenance	-	1,450	1,500	97%
Street sign repair & replacement	-	-	1,500	0%
<i>Contingency</i>				
Miscellaneous contingency	-	-	50	0%
Total expenditures	<u>47,000</u>	<u>190,282</u>	<u>614,093</u>	<u>31%</u>
Excess/(deficiency) of revenues over/(under) expenditures	(40,520)	236,887	101,728	
Fund balances - beginning	970,655	693,248	673,643	
Assigned				
Operating capital	145,000	145,000	145,000	
Disaster recovery	250,000	250,000	250,000	
Unassigned	535,135	535,135	380,371	
Fund balances - ending	<u>\$ 930,135</u>	<u>\$ 930,135</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 JANUARY 31, 2022**

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

**RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2020A  
FOR THE PERIOD ENDED JANUARY 31, 2022**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Special assessment: on-roll	\$ 4,599	\$ 300,853	\$ 414,720	73%
Lot closings	-	4,631	-	N/A
Interest	1	6	-	N/A
Total revenues	<u>4,600</u>	<u>305,490</u>	<u>414,720</u>	74%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	-	145,000	0%
Interest	-	134,293	268,588	50%
Total debt service	<u>-</u>	<u>134,293</u>	<u>413,588</u>	32%
Excess/(deficiency) of revenues over/(under) expenditures	4,600	171,197	1,132	
Fund balances - beginning	507,834	341,237	341,030	
Fund balances - ending	<u>\$ 512,434</u>	<u>\$ 512,434</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 JANUARY 31, 2022**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Special assessment: on-roll	\$ 16,201	\$ 1,059,896	\$ 1,461,048	73%
Special assessment: off-roll	-	-	118,652	0%
Interest	2	15	-	N/A
Total revenues	<u>16,203</u>	<u>1,059,911</u>	<u>1,579,700</u>	67%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal (A-1)	-	-	485,000	0%
Principal (A-2)	-	-	530,000	0%
Interest (A-1)	-	33,994	169,969	20%
Interest (A-2)	-	37,238	186,188	20%
Total debt service	<u>-</u>	<u>71,232</u>	<u>1,371,157</u>	5%
<b>Other fees &amp; charges</b>				
Cost of issuance	<u>11,450</u>	<u>49,450</u>	-	N/A
Total other fees and charges	<u>11,450</u>	<u>49,450</u>	-	N/A
Total expenditures	<u>11,450</u>	<u>120,682</u>	<u>1,371,157</u>	9%
Excess/(deficiency) of revenues over/(under) expenditures	4,753	939,229	208,543	
Fund balances - beginning	<u>1,546,511</u>	<u>612,035</u>	<u>559,241</u>	
Fund balances - ending	<u><u>\$ 1,551,264</u></u>	<u><u>\$ 1,551,264</u></u>	<u><u>\$ 767,784</u></u>	

**RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2011  
FOR THE PERIOD ENDED JANUARY 31, 2022**

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

**RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2020A  
FOR THE PERIOD ENDED JANUARY 31, 2022**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 3	\$ 29
Total revenues	3	29
<b>EXPENDITURES</b>		
Construction in progress	-	1,834,185
Total expenditures	-	1,834,185
Excess/(deficiency) of revenues over/(under) expenditures	3	(1,834,156)
Fund balances - beginning	625,091	2,459,250
Fund balances - ending	\$ 625,094	\$ 625,094

**River Hall Community Development District**  
**Check Detail**  
 January 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check		01/27/2022	RIVER HALL CDD	101.001 · Suntrust-...		<b>-49,656.21</b>
				207.203 · Due to D...	-49,656.21	49,656.21
TOTAL					-49,656.21	49,656.21
Check		01/27/2022	RIVER HALL CDD	101.001 · Suntrust-...		<b>-90,351.47</b>
				207.204 · Due to Se...	-90,351.47	90,351.47
TOTAL					-90,351.47	90,351.47
Check		01/27/2022	RIVER HALL CDD	101.001 · Suntrust-...		<b>-84,585.97</b>
				207.205 · Due to Se...	-84,585.97	84,585.97
TOTAL					-84,585.97	84,585.97
Bill Pmt -Check		01/27/2022	FEDEX	101.001 · Suntrust-...		<b>-7.69</b>
Bill	7-626-07556	01/26/2022		519.410 · Postage	-7.69	7.69
TOTAL					-7.69	7.69
Bill Pmt -Check		01/27/2022	GULFSCAPES LA...	101.001 · Suntrust-...		<b>-14,286.00</b>
Bill	28859	01/26/2022		539.464 · Landscap...	-14,286.00	14,286.00
TOTAL					-14,286.00	14,286.00
Bill Pmt -Check		01/27/2022	HOLE MONTES	101.001 · Suntrust-...		<b>-1,666.25</b>
Bill	87233	01/26/2022		519.320 · Engineeri...	-1,666.25	1,666.25
TOTAL					-1,666.25	1,666.25
Bill Pmt -Check		01/27/2022	PASSARELLA & A...	101.001 · Suntrust-...		<b>-90.00</b>
Bill	18RHC2906 18	01/26/2022		519.320 · Engineeri...	-90.00	90.00
TOTAL					-90.00	90.00
Bill Pmt -Check		01/27/2022	SOLITUDE LAKE ...	101.001 · Suntrust-...		<b>-11,870.00</b>

## River Hall Community Development District Check Detail January 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	PI-A00741072	01/26/2022		538.461 · Aquatic M...	-11,870.00	11,870.00
TOTAL					-11,870.00	11,870.00
<b>Bill Pmt -Check</b>	<b>CBI</b>	<b>01/07/2022</b>	<b>FPL</b>	<b>101.001 · Suntrust-...</b>		<b>-18.97</b>
Bill	82155-24268 121821	01/06/2022		531.431 · Utility Ser...	-11.11	816.73
Bill	02979-06091 121821	01/06/2022		531.437 · Street Lig...	-7.86	130.61
TOTAL					-18.97	947.34
<b>Bill Pmt -Check</b>	<b>CBI</b>	<b>01/27/2022</b>	<b>FPL</b>	<b>101.001 · Suntrust-...</b>		<b>-1,285.61</b>
Bill	02979-06091 012022	01/26/2022		531.437 · Street Lig...	-171.28	171.28
Bill	82155-24268 012022	01/26/2022		531.431 · Utility Ser...	-1,114.33	1,114.33
TOTAL					-1,285.61	1,285.61
<b>Check</b>	<b>2401</b>	<b>01/07/2022</b>	<b>PAUL ASFOUR</b>	<b>101.001 · Suntrust-...</b>		<b>-200.00</b>
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
<b>Check</b>	<b>2402</b>	<b>01/07/2022</b>	<b>MICHAEL MORASH</b>	<b>101.001 · Suntrust-...</b>		<b>-200.00</b>
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
<b>Check</b>	<b>2403</b>	<b>01/07/2022</b>	<b>KENNETH MITCHE...</b>	<b>101.001 · Suntrust-...</b>		<b>-200.00</b>
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
<b>Check</b>	<b>2404</b>	<b>01/07/2022</b>	<b>MICHAEL F HAGEN</b>	<b>101.001 · Suntrust-...</b>		<b>-200.00</b>
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
<b>Check</b>	<b>2405</b>	<b>01/07/2022</b>	<b>ROBERT STARK</b>	<b>101.001 · Suntrust-...</b>		<b>-200.00</b>

## River Hall Community Development District Check Detail January 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
<b>Bill Pmt -Check</b>	<b>2406</b>	<b>01/07/2022</b>	<b>COLEMAN, YOVA...</b>	<b>101.001 · Suntrust-...</b>		<b>-1,358.50</b>
Bill	16581-001M 20	01/06/2022		514.100 · Legal Fee...	-1,358.50	1,358.50
TOTAL					-1,358.50	1,358.50
<b>Bill Pmt -Check</b>	<b>2407</b>	<b>01/07/2022</b>	<b>FEDEX</b>	<b>101.001 · Suntrust-...</b>		<b>-140.28</b>
Bill	7-604-98142	01/06/2022		519.410 · Postage	-10.14	10.14
Bill	7-612-73573	01/06/2022		519.410 · Postage	-10.14	10.14
Bill	7-619-92055	01/06/2022		519.410 · Postage	-120.00	120.00
TOTAL					-140.28	140.28
<b>Bill Pmt -Check</b>	<b>2408</b>	<b>01/07/2022</b>	<b>NEWS PRESS</b>	<b>101.001 · Suntrust-...</b>		<b>-252.92</b>
Bill	0004323256	01/06/2022		519.480 · Legal Adv...	-252.92	252.92
TOTAL					-252.92	252.92
<b>Bill Pmt -Check</b>	<b>2409</b>	<b>01/07/2022</b>	<b>PASSARELLA &amp; A...</b>	<b>101.001 · Suntrust-...</b>		<b>-4,470.00</b>
Bill	18RHC2906 17	01/06/2022		519.320 · Engineeri...	-4,470.00	4,470.00
TOTAL					-4,470.00	4,470.00
<b>Bill Pmt -Check</b>	<b>2410</b>	<b>01/07/2022</b>	<b>TRIMMER'S HOLI...</b>	<b>101.001 · Suntrust-...</b>		<b>-5,500.00</b>
Bill	3348	01/06/2022		539.467 · Holiday D...	-2,000.00	2,000.00
Bill	3350	01/06/2022		539.467 · Holiday D...	-3,500.00	3,500.00
TOTAL					-5,500.00	5,500.00
<b>Bill Pmt -Check</b>	<b>2411</b>	<b>01/07/2022</b>	<b>WRATHELL, HUNT...</b>	<b>101.001 · Suntrust-...</b>		<b>-4,125.00</b>
Bill	2021-0556	01/06/2022		512.311 · Managem...	-3,750.00	3,750.00
				513.310 · Assessm...	-375.00	375.00
TOTAL					-4,125.00	4,125.00





Invoice Number
7-626-07556

Invoice Date
Jan 10, 2022

Account Number
[REDACTED]

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

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**Invoice Summary**

**FedEx Express Services**

Total Charges	USD	\$7.69	519.410 001
<b>TOTAL THIS INVOICE</b>	<b>USD</b>	<b>\$7.69</b>	

Other discounts may apply.

To pay your FedEx invoice, please go to [www.fedex.com/payment](http://www.fedex.com/payment). Thank you for using FedEx.



Detailed descriptions of surcharges can be located at [fedex.com](http://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	Invoice Amount	Account Number
7-626-07556	USD \$7.69	[REDACTED]

**Remittance Advice**

**Your payment is due by Feb 24, 2022**

76260755630000007690756302515900000000000000000000000076900

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



<b>Invoice Number</b>	<b>Invoice Date</b>		Page
7-626-07556	Jan 10, 2022		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	1.0	7.19	0.50			7.69
<b>Total FedEx Express</b>	<b>1</b>	<b>1.0</b>	<b>\$7.19</b>	<b>\$0.50</b>			<b>\$7.69</b>

**TOTAL THIS INVOICE USD \$7.69**

### FedEx Express Shipment Detail By Payor Type (Original)

<b>Ship Date:</b> Dec 30, 2021	<b>Cust. Ref.:</b> RIVER HALL CDD 01.06.22	<b>Ref.#2:</b>
<b>Payor:</b> Third Party	<b>Ref.#3:</b>	
Fuel Surcharge FedEx has applied a fuel surcharge of 8.75% to this shipment. Business Closed or Adult Recipient Unavailable Delivery Not Completed. Distance Based Pricing, Zone 2 1st attempt Dec 31, 2021 at 10:31 AM.		
<b>Automation</b> INET	<b>Sender</b>	<b>Recipient</b>
Tracking ID 775636660062	Gianna Denofrio	Charlie Krebs
Service Type FedEx Standard Overnight	WHA	Hole Montes & Associates, Inc.
Package Type FedEx Pak	2300 Glades Rd	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 Jan 03, 2022 07:55		
Svc Area A1	Transportation Charge	7.19
Signed by T.BONO	Fuel Surcharge	0.50
FedEx Use 000000000/150889/	<b>Total Charge</b>	<b>USD \$7.69</b>
	<b>Third Party Subtotal</b>	<b>USD \$7.69</b>
	<b>Total FedEx Express</b>	<b>USD \$7.69</b>

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

# Invoice 28859

539.464  
001



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

<b>DATE</b> 12/31/2021	<b>PLEASE PAY</b> \$14,286.00	<b>DUE DATE</b> 01/30/2022
---------------------------	----------------------------------	-------------------------------

DESCRIPTION	AMOUNT
Monthly Landscape Maintenance for December 2021	14,286.00

**TOTAL DUE** **\$14,286.00**

THANK YOU

*General Fund  
Landscape Maint.*

*MW*



December 31, 2021  
**Invoice No. 87233**  
 Project No. 2015012

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

519.320  
 001

**River Hall CDD**

**For Services Rendered From December 1, 2021 to December 31, 2021**

Attend Board Meetings, site visit to inspect status of fence construction, cor with Paul A. on construction funding payments, review map amendment application, review lee county sufficiency letter

	Hours	Rate	Amount
Z-General Services			
Engineer VI	10.75	155.00	\$1,666.25
<b>Subtotal</b>	<b>10.75</b>		<b>\$1,666.25</b>
	<b>10.75</b>		<b>\$1,666.25</b>
<b>Total Amount Due This Invoice</b>			<b>\$1,666.25</b>

1.5% Late Fee will be applied to balances remaining after 60 days.



# PASSARELLA & ASSOCIATES INC

13620 Metropolis Avenue  
Suite 200  
Fort Myers, FL 33912  
239-274-0067

In Account With  
River Hall Community Dev. District  
2300 Glades Road, Suite 410W  
Boca Raton, FL 33431

519.320  
001

### River Hall - GIS Services

Project #18RHC2906 (Invoice 18)

January 10, 2022

For GIS services for River Hall Community Development District located in Lee County, Florida per Professional Services Agreement dated August 23, 2018.

Professional services through December 31, 2021

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed
1.0 GIS Services - River Hall CDD GIS Web Application	20,000.00	101	20,166.25	20,166.25	0.00
90.0 Additional GIS Services	0.00	0	16,448.75	16,538.75	90.00
99.0 Reimbursables	0.00	0	258.00	258.00	0.00
<b>Total</b>	<b>20,000.00</b>		<b>36,873.00</b>	<b>36,963.00</b>	<b>90.00</b>

**Professional Services Due This Invoice: 90.00**

CA

### Task 90.0 Additional GIS Services

#### GIS Analyst III

12/14/2021 GIS data compilation; web map updates

Hours	Engineering Rate	Billed Amount
0.75	120.00	90.00



**INVOICE**

**Invoice Number:** PI-A00741072  
**Invoice Date:** 01/01/22  
**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

CUSTOMER ID	CUSTOMER PO	Payment Terms	
R0194		Net 30	
Sales Rep ID	Shipment Method	Ship Date	Due Date
Jeff Moding			01/31/22

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR11734 01/01/22 - 01/31/22 Wetlands Management Services		4,854.00	4,854.00
1	Lake & Pond Management Services SVR11792 01/01/22 - 01/31/22 Lake & Pond Management Services		6,966.00	6,966.00
1	Lake & Pond Management Services SVR11793 01/01/22 - 01/31/22 Fountain Maintenance Services		50.00	50.00
			538.461 001	

**PLEASE REMIT PAYMENT TO:**

1320 Brookwood Drive, Suite H  
 Little Rock, AR 72202

<b>Subtotal</b>	<b>11,870.00</b>
Sales Tax	0.00
<b>Total Invoice</b>	<b>11,870.00</b>
Payment Received	0.00
<b>TOTAL</b>	<b>11,870.00</b>





**Electric Bill Statement**

**For:** Nov 18, 2021 to Dec 18, 2021 (30 days)

**Statement Date:** Dec 18, 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**

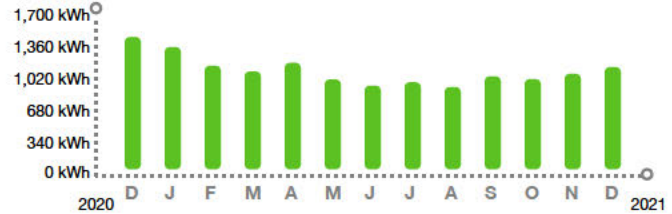
**\$7.86**

TOTAL AMOUNT YOU OWE

**Jan 10, 2022**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY**



**BILL SUMMARY**

Amount of your last bill	122.75
Payments received	-245.50
Balance before new charges	-122.75
<hr/>	
Total new charges	130.61
<b>Total amount you owe</b>	<b>\$7.86</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after March 11, 2022 is considered LATE; a late payment charge of 1% will apply.

531.437  
001

**Changes to your rates**

Rates are increasing, effective Jan. 1, 2022. Learn more:  
[FPL.com/Rates](http://FPL.com/Rates)

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 12275 5314029790609116870000000

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](http://FPL.com/PayBill) for ways to pay.

02979-06091	\$7.86	Jan 10, 2022	\$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED



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

**BILL DETAILS**

Amount of your last bill	122.75
Payments received - Thank you	-245.50
Balance before new charges	-\$122.75

**New Charges**

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Customer charge:	\$10.61
Non-fuel: (\$0.065570 per kWh)	\$77.65
Fuel: (\$0.028360 per kWh)	\$33.58
Electric service amount	121.84
Gross receipts tax	3.12
Franchise charge	5.65
Taxes and charges	8.77
Total new charges	\$130.61
<b>Total amount you owe</b>	<b>\$7.86</b>

**METER SUMMARY**

Meter reading - Meter KG85078. Next meter reading Jan 20, 2022.

<b>Usage Type</b>	<b>Current</b>	-	<b>Previous</b>	=	<b>Usage</b>
kWh used	01824		00640		1184

**ENERGY USAGE COMPARISON**

	<b>This Month</b>	<b>Last Month</b>	<b>Last Year</b>
Service to	Dec 18, 2021	Nov 18, 2021	Dec 18, 2020
kWh Used	1184	1106	1532
Service days	30	29	30
kWh/day	39	38	51
Amount	\$130.61	\$122.75	\$155.13

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**Beware of scams this holiday**

Look out for scammers knocking on your door to sell a product or service. Always ask to see a photo identification badge.

[Learn more >](#)

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:** Nov 18, 2021 to Dec 18, 2021 (30 days)

**Statement Date:** Dec 18, 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**

**\$11.11**

TOTAL AMOUNT YOU OWE

**Jan 10, 2022**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY**



**BILL SUMMARY**

Amount of your last bill	805.62
Payments received	-1,611.24
Balance before new charges	-805.62
<hr/>	
Total new charges	816.73
<b>Total amount you owe</b>	<b>\$11.11</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after March 11, 2022 is considered LATE; a late payment charge of 1% will apply.

531.431  
001

**Changes to your rates**

Rates are increasing, effective Jan. 1, 2022. Learn more:

[FPL.com/Rates](http://FPL.com/Rates)

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

80562 5314821552426831111000000

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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](http://FPL.com/PayBill) for ways to pay.

82155-24268 ACCOUNT NUMBER	\$11.11 TOTAL AMOUNT YOU OWE	Jan 10, 2022 NEW CHARGES DUE BY	\$ AMOUNT ENCLOSED
-------------------------------	---------------------------------	------------------------------------	-----------------------



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

**BILL DETAILS**

Amount of your last bill	805.62
Payments received - Thank you	-1,611.24
Balance before new charges	-\$805.62

**New Charges**

Rate: GSD-1 GENERAL SERVICE DEMAND

Customer charge:	\$26.48
Non-fuel: (\$0.023540 per kWh)	\$225.91
Fuel: (\$0.028360 per kWh)	\$272.17
Demand: (\$11.30 per KW)	\$237.30
Electric service amount	761.86
Gross receipts tax	19.53
Franchise charge	35.34
Taxes and charges	54.87
<b>Total new charges</b>	<b>\$816.73</b>

**Total amount you owe \$11.11**

**METER SUMMARY**

Meter reading - Meter KCJ5863. Next meter reading Jan 20, 2022.

Usage Type	Current	-	Previous	=	Usage
kWh used	83434		73837		9597
Demand KW	20.70				21

**ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	Dec 18, 2021	Nov 18, 2021	Dec 18, 2020
kWh Used	9597	9397	9467
Service days	30	29	30
kWh/day	319	324	315
Amount	\$816.73	\$805.62	\$745.78

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**Electric Bill Statement**

**For:** Dec 18, 2021 to Jan 20, 2022 (33 days)

**Statement Date:** Jan 20, 2022

**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**

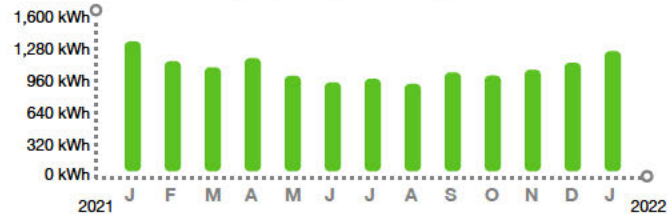
**\$171.28**

TOTAL AMOUNT YOU OWE

**Feb 10, 2022**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY**



**BILL SUMMARY**

Amount of your last bill	7.86
Payments received	-7.86
Balance before new charges	0.00
<hr/>	
Total new charges	171.28
<b>Total amount you owe</b>	<b>\$171.28</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after April 11, 2022 is considered LATE; a late payment charge of 1% will apply.

531.437  
001

The Public Service Commission unanimously approved FPL's four-year rate agreement, which begins this month, to support continued investments in clean energy, the grid and technology. Visit [FPL.com/Answers](http://FPL.com/Answers).

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

5314029790609168217100000

The amount enclosed includes the following donation:

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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](http://FPL.com/PayBill) for ways to pay.

02979-06091  
ACCOUNT NUMBER

\$171.28  
TOTAL AMOUNT YOU OWE

Feb 10, 2022  
NEW CHARGES DUE BY

\$  
AMOUNT ENCLOSED



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

**BILL DETAILS**

Amount of your last bill	7.86
Payment received - Thank you	-7.86
Balance before new charges	\$0.00
<b>New Charges</b>	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$11.91
Non-fuel: (\$0.074820 per kWh)	\$97.93
Fuel: (\$0.038060 per kWh)	\$49.82
Electric service amount	159.66
Gross rec. tax/Regulatory fee	4.21
Franchise charge	7.41
Taxes and charges	11.62
Total new charges	\$171.28
<b>Total amount you owe</b>	<b>\$171.28</b>

**METER SUMMARY**

Meter reading - Meter KG85078. Next meter reading Feb 18, 2022.

<b>Usage Type</b>	<b>Current</b>	-	<b>Previous</b>	=	<b>Usage</b>
kWh used	03133		01824		1309

**ENERGY USAGE COMPARISON**

	<b>This Month</b>	<b>Last Month</b>	<b>Last Year</b>
Service to	Jan 20, 2022	Dec 18, 2021	Jan 20, 2021
kWh Used	1309	1184	1416
Service days	33	30	33
kWh/day	39	39	42
Amount	\$171.28	\$130.61	\$148.22

**Florida's Energy Future**

Our unanimously approved 2022-2025 rate plan supports investments in clean energy, the grid and technology.

[Find out more >](#)

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**Electric Bill Statement**

**For:** Dec 18, 2021 to Jan 20, 2022 (33 days)

**Statement Date:** Jan 20, 2022

**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**

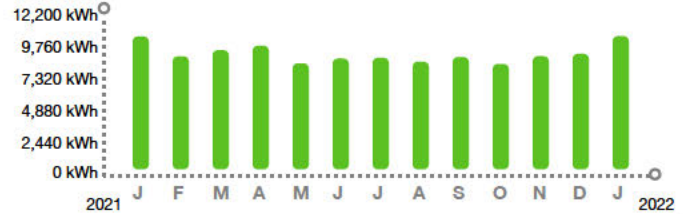
**\$1,114.33**

TOTAL AMOUNT YOU OWE

**Feb 10, 2022**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY**



**KEEP IN MIND**

- Payment received after April 11, 2022 is considered LATE; a late payment charge of 1% will apply.

531.431  
001

**BILL SUMMARY**

Amount of your last bill	11.11
Payments received	-11.11
Balance before new charges	0.00
<hr/>	
Total new charges	1,114.33
<b>Total amount you owe</b>	<b>\$1,114.33</b>

(See page 2 for bill details.)

The Public Service Commission unanimously approved FPL's four-year rate agreement, which begins this month, to support continued investments in clean energy, the grid and technology. Visit [FPL.com/Answers](http://FPL.com/Answers).

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

5314821552426833341110000

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](http://FPL.com/PayBill) for ways to pay.

82155-24268	\$1,114.33	Feb 10, 2022	\$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED



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

### BILL DETAILS

Amount of your last bill	11.11
Payment received - Thank you	-11.11
Balance before new charges	\$0.00
<b>New Charges</b>	
Rate: GSD-1 GENERAL SERVICE DEMAND /per Contract	
Base charge:	\$28.17
Non-fuel: (\$0.026290 per kWh)	\$291.00
Fuel: (\$0.038060 per kWh)	\$421.29
Demand: (\$11.93 per KW)	\$298.25
Electric service amount	1,038.71
Gross rec. tax/Regulatory fee	27.40
Franchise charge	48.22
Taxes and charges	75.62
Total new charges	\$1,114.33
<b>Total amount you owe</b>	<b>\$1,114.33</b>

### METER SUMMARY

Meter reading - Meter KCJ5863. Next meter reading Feb 18, 2022.

Usage Type	Current	-	Previous	=	Usage
kWh used	94503		83434		11069
	20.53				
Actual demand					21
Contract demand					25

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 20, 2022	Dec 18, 2021	Jan 20, 2021
kWh Used	11069	9597	11040
Service days	33	30	33
kWh/day	335	319	334
Amount	\$1,114.33	\$816.73	\$852.04

## Florida's Energy Future

Our unanimously approved 2022-2025 rate plan supports investments in clean energy, the grid and technology.

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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  
 December 22, 2021  
 File No: 16581-001M  
 Statement No: 20

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

Attn: Debbie Tudor

Gen Rep 514.100  
 001

Previous Balance \$2,362.50

Fees

11/01/2021	GLU	Review and respond to email correspondence from Rachel Greenstein regarding gate agreement and public financing notice	35.00
11/04/2021	GLU	Review agenda for Board of Supervisors meeting; Participation in Board of Supervisors meeting; Exchange multiple email correspondence with Grady Miars	700.00
11/05/2021	GLU	Review email correspondence from Chuck Adams on River Hall fishing	35.00
	GLU	Review and respond to email correspondence from Daphne Gillyard regarding fence; Follow-up with Rachel Greenstein	70.00
11/22/2021	GLU	Review and respond to email correspondence from Supervisor Asfour on comp plan amendment by Green Point; Brief review of same.	175.00
11/28/2021	GLU	Review audit response request letter from District Manager; Internal review; Draft audit response letter	210.00
		Professional Fees through 12/22/2021	1,225.00

Advances

11/01/2021		Client Advance to record Notice of Public Financing	133.50
		Total Advances	133.50
		Total Current Work	1,358.50

Payments

		Total Payments Through 12/22/2021	-1,557.50
		Balance Due (includes previous balance, if any)	<u>\$2,163.50</u>



<b>Invoice Number</b> 7-604-98142	<b>Invoice Date</b> Dec 20, 2021	<b>Account Number</b> [REDACTED]	Page 1 of 2
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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**

<b>FedEx Express Services</b>			519.410
Total Charges	USD	\$10.14	001
<b>TOTAL THIS INVOICE</b>	<b>USD</b>	<b>\$10.14</b>	

Other discounts may apply.  
To pay your FedEx invoice, please go to [www.fedex.com/payment](http://www.fedex.com/payment). Thank you for using FedEx.



Detailed descriptions of surcharges can be located at [fedex.com](http://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.

<b>Invoice Number</b> 7-604-98142	<b>Invoice Amount</b> USD \$10.14	<b>Account Number</b> [REDACTED]
--------------------------------------	--------------------------------------	-------------------------------------

**Remittance Advice**

**Your payment is due by Feb 03, 2022**

76049814280000010140756302515900000000000000000101400



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





<b>Invoice Number</b>	<b>Invoice Date</b>		Page
7-604-98142	Dec 20, 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		9.48	0.66			10.14
<b>Total FedEx Express</b>	<b>1</b>		<b>\$9.48</b>	<b>\$0.66</b>			<b>\$10.14</b>

**TOTAL THIS INVOICE USD \$10.14**

### FedEx Express Shipment Detail By Payor Type (Original)

<b>Ship Date:</b> Dec 15, 2021		<b>Cust. Ref.:</b> River Hall check		<b>Ref.#2:</b>	
<b>Payor:</b> Third Party		<b>Ref.#3:</b>			
<small>Fuel Surcharge FedEx has applied a fuel surcharge of 8.00% to this shipment. Distance Based Pricing, Zone 7</small>					
<b>Automation</b>	INET	<b>Sender</b>		<b>Recipient</b>	
Tracking ID	775419382200	Cory Santacroce		U.S Bank, N.A.-CDD	
Service Type	FedEx Standard Overnight	Wrathell, Hunt & Associates, L		Lockbox Services-12-2657	
Package Type	FedEx Envelope	2300 GLADES ROAD		EP-MN-01LB	
Zone	07	BOCA RATON FL 33431 US		SAINT PAUL MN 55108 US	
Packages	1				
Rated Weight	N/A				
Delivered	Dec 16, 2021 12:54				
Svc Area	A1	Transportation Charge			9.48
Signed by	J.BUCK	Fuel Surcharge			0.66
FedEx Use	000000000/58569/	<b>Total Charge</b>		<b>USD</b>	<b>\$10.14</b>
				<b>Third Party Subtotal</b>	<b>USD \$10.14</b>
				<b>Total FedEx Express</b>	<b>USD \$10.14</b>

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<b>Invoice Number</b> 7-612-73573	<b>Invoice Date</b> Dec 27, 2021	<b>Account Number</b> [REDACTED]	Page 1 of 2
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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	\$10.14	519.410 001
<b>TOTAL THIS INVOICE</b>	<b>USD</b>	<b>\$10.14</b>	

Other discounts may apply.

To pay your FedEx invoice, please go to [www.fedex.com/payment](http://www.fedex.com/payment). Thank you for using FedEx.



Detailed descriptions of surcharges can be located at [fedex.com](http://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.

<b>Invoice Number</b> 7-612-73573	<b>Invoice Amount</b> USD \$10.14	<b>Account Number</b> [REDACTED]
--------------------------------------	--------------------------------------	-------------------------------------

**Remittance Advice**

**Your payment is due by Feb 10, 2022**

76127357330000010140756302515900000000000000000101400



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
7-612-73573	Dec 27, 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		9.48	0.66			10.14
<b>Total FedEx Express</b>	<b>1</b>		<b>\$9.48</b>	<b>\$0.66</b>			<b>\$10.14</b>

**TOTAL THIS INVOICE USD \$10.14**

### FedEx Express Shipment Detail By Payor Type (Original)

<b>Ship Date:</b> Dec 22, 2021	<b>Cust. Ref.:</b> River Hall check	<b>Ref.#2:</b>
<b>Payor:</b> Third Party	<b>Ref.#3:</b>	
<small>Fuel Surcharge FedEx has applied a fuel surcharge of 8.75% to this shipment. Distance Based Pricing, Zone 7</small>		
<b>Automation</b> INET	<b>Sender</b>	<b>Recipient</b>
Tracking ID 775520400519	Cory Santacroce	U.S Bank, N.A.-CDD
Service Type FedEx Standard Overnight	Wrathell, Hunt & Associates, L	Lockbox Services-12-2657
Package Type FedEx Envelope	2300 GLADES ROAD	EP-MN-01LB
Zone 07	BOCA RATON FL 33431 US	SAINT PAUL MN 55108 US
Packages 1		
Rated Weight N/A		
Delivered Dec 23, 2021 10:09		
Svc Area A1	Transportation Charge	9.48
Signed by C.SCHWARTZ	Fuel Surcharge	0.66
FedEx Use 000000000/58569/	<b>Total Charge</b>	<b>USD \$10.14</b>
	<b>Third Party Subtotal</b>	<b>USD \$10.14</b>
	<b>Total FedEx Express</b>	<b>USD \$10.14</b>

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<b>Invoice Number</b> 7-619-92055	<b>Invoice Date</b> Jan 03, 2022	<b>Account Number</b> [REDACTED]	Page 1 of 4
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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	\$120.00	519.410 001
<b>TOTAL THIS INVOICE</b>	<b>USD</b>	<b>\$120.00</b>	

Other discounts may apply.

To pay your FedEx invoice, please go to [www.fedex.com/payment](http://www.fedex.com/payment). Thank you for using FedEx.



Detailed descriptions of surcharges can be located at [fedex.com](http://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.

<b>Invoice Number</b> 7-619-92055	<b>Invoice Amount</b> USD \$120.00	<b>Account Number</b> 7563-0251-5
--------------------------------------	---------------------------------------	--------------------------------------

**Remittance Advice**

**Your payment is due by Feb 17, 2022**

76199205510000120006756302515900000000000000001200060



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



<b>Invoice Number</b> 7-619-92055	<b>Invoice Date</b> Jan 03, 2022	[REDACTED]	Page 2 of 4
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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	8	10.0	57.59	62.41			120.00
<b>Total FedEx Express</b>	<b>8</b>	<b>10.0</b>	<b>\$57.59</b>	<b>\$62.41</b>			<b>\$120.00</b>

**TOTAL THIS INVOICE** **USD** **\$120.00**

### FedEx Express Shipment Detail By Payor Type (Original)

<b>Ship Date:</b> Dec 30, 2021	<b>Cust. Ref.:</b> RIVER HALL CDD 01.06.22	<b>Ref.#2:</b>
<b>Payor:</b> Third Party	<b>Ref.#3:</b>	
<small>Fuel Surcharge FedEx has applied a fuel surcharge of 8.75% to this shipment.  Distance Based Pricing, Zone 2  Package Delivered to Recipient Address Release Authorized</small>		
<b>Automation</b> INET	<b>Sender</b> Gianna Denofrio	<b>Recipient</b> Gregory Urbancic, Esq.
Tracking ID 775636658680	WHA	Goodlette, Coleman & Johnson
Service Type FedEx Standard Overnight	2300 Glades Rd	4001 TAMIAMI TRL N STE 300
Package Type FedEx Pak	BOCA RATON FL 33431 US	NAPLES FL 34103 US
Zone 02		
Packages 1		
Rated Weight 1.0 lbs, 0.5 kgs		
Delivered Dec 31, 2021 10:07		
Svc Area A4	Transportation Charge	7.19
Signed by see above	Fuel Surcharge	0.50
FedEx Use 000000000/150889/02	<b>Total Charge</b>	<b>USD</b> <b>\$7.69</b>

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<b>Invoice Number</b> 7-619-92055	<b>Invoice Date</b> Jan 03, 2022	<b>Account Number</b> [REDACTED]	Page 3 of 4
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**Ship Date:** Dec 30, 2021      **Cust. Ref.:** RIVER HALL CDD 01.06.22      **Ref.#2:**  
**Payor:** Third Party      **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 8.75% to this shipment.  
Distance Based Pricing, Zone 2  
Package Delivered to Recipient Address Release Authorized

<b>Automation</b>	INET	<b>Sender</b>	<b>Recipient</b>
Tracking ID	775636659654	Gianna Denofrio	Shane Willis
Service Type	FedEx Standard Overnight	WHA	744 Fairlawn Ct
Package Type	FedEx Pak	2300 Glades Rd	MARCO ISLAND FL 34145 US
Zone	02	BOCA RATON FL 33431 US	
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs		
Delivered	Dec 31, 2021 10:31	Transportation Charge	7.19
Svc Area	A5	Fuel Surcharge	0.83
Signed by	see above	Residential Delivery	4.65
FedEx Use	000000000/150889/02	<b>Total Charge</b>	<b>USD \$12.67</b>

**Ship Date:** Dec 30, 2021      **Cust. Ref.:** RIVER HALL CDD 01.06.22      **Ref.#2:**  
**Payor:** Third Party      **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 8.75% to this shipment.  
Distance Based Pricing, Zone 2  
Package Delivered to Recipient Address Release Authorized

<b>Automation</b>	INET	<b>Sender</b>	<b>Recipient</b>
Tracking ID	775636659687	Gianna Denofrio	Robert Stark
Service Type	FedEx Standard Overnight	WHA	River Hall CDD
Package Type	FedEx Pak	2300 Glades Rd	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	7.19
Delivered	Dec 31, 2021 10:33	Fuel Surcharge	1.14
Svc Area	A5	Residential Delivery	4.65
Signed by	see above	DAS Resi	4.40
FedEx Use	000000000/150889/02	<b>Total Charge</b>	<b>USD \$17.38</b>

**Ship Date:** Dec 30, 2021      **Cust. Ref.:** RIVER HALL CDD 01.06.22      **Ref.#2:**  
**Payor:** Third Party      **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 8.75% to this shipment.  
Distance Based Pricing, Zone 2  
Package Delivered to Recipient Address Release Authorized

<b>Automation</b>	INET	<b>Sender</b>	<b>Recipient</b>
Tracking ID	775636659746	Gianna Denofrio	Michael G. Morash
Service Type	FedEx Standard Overnight	WHA	River Hall CDD
Package Type	FedEx Pak	2300 Glades Rd	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	7.19
Delivered	Dec 31, 2021 10:18	Fuel Surcharge	1.14
Svc Area	A5	Residential Delivery	4.65
Signed by	see above	DAS Resi	4.40
FedEx Use	000000000/150889/02	<b>Total Charge</b>	<b>USD \$17.38</b>

**Ship Date:** Dec 30, 2021      **Cust. Ref.:** RIVER HALL CDD 01.06.22      **Ref.#2:**  
**Payor:** Third Party      **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 8.75% to this shipment.  
Distance Based Pricing, Zone 2  
Package Delivered to Recipient Address Release Authorized

<b>Automation</b>	INET	<b>Sender</b>	<b>Recipient</b>
Tracking ID	775636660165	Gianna Denofrio	KENNETH MITCHELL
Service Type	FedEx Standard Overnight	WHA	3380 CHESTNUT GROVE DR
Package Type	FedEx Pak	2300 Glades Rd	ALVA FL 33920 US
Zone	02	BOCA RATON FL 33431 US	
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge	7.19
Delivered	Dec 31, 2021 10:29	Fuel Surcharge	1.14

Continued on next page



<b>Invoice Number</b>	<b>Invoice Date</b>	<b>Account Number</b>	Page
7-619-92055	Jan 03, 2022		4 of 4

Tracking ID: 775636660165 continued

Svc Area	A5	Residential Delivery	4.65
Signed by	see above	DAS Resi	4.40
FedEx Use	000000000/150889/02	<b>Total Charge</b>	<b>USD \$17.38</b>

<b>Ship Date:</b> Dec 30, 2021	<b>Cust. Ref.:</b> RIVER HALL CDD 01.06.22	<b>Ref.#2:</b>
<b>Payor:</b> Third Party	<b>Ref.#3:</b>	

Fuel Surcharge FedEx has applied a fuel surcharge of 8.75% to this shipment.  
 Distance Based Pricing, Zone 2  
 Package Delivered to Recipient Address Release Authorized

<b>Automation</b>	INET	<b>Sender</b>	<b>Recipient</b>
Tracking ID	775636660338	Gianna Denofrio	Michael Hagen
Service Type	FedEx Standard Overnight	WHA	3365 CHESTNUT GROVE DR
Package Type	FedEx Pak	2300 Glades Rd	ALVA FL 33920 US
Zone	02	BOCA RATON FL 33431 US	
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge	7.19
Delivered	Dec 31, 2021 10:27	Fuel Surcharge	1.14
Svc Area	A5	Residential Delivery	4.65
Signed by	see above	DAS Resi	4.40
FedEx Use	000000000/150889/02	<b>Total Charge</b>	<b>USD \$17.38</b>

<b>Ship Date:</b> Dec 30, 2021	<b>Cust. Ref.:</b> RIVER HALL CDD 01.06.22	<b>Ref.#2:</b>
<b>Payor:</b> Third Party	<b>Ref.#3:</b>	

Fuel Surcharge FedEx has applied a fuel surcharge of 8.75% to this shipment.  
 Distance Based Pricing, Zone 2  
 Package Delivered to Recipient Address Release Authorized

<b>Automation</b>	INET	<b>Sender</b>	<b>Recipient</b>
Tracking ID	775636660636	Gianna Denofrio	Paul D. Asfour
Service Type	FedEx Standard Overnight	WHA	River Hall CDD
Package Type	FedEx Pak	2300 Glades Rd	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	7.19
Delivered	Dec 31, 2021 10:39	Fuel Surcharge	1.14
Svc Area	A5	Residential Delivery	4.65
Signed by	see above	DAS Resi	4.40
FedEx Use	000000000/150889/02	<b>Total Charge</b>	<b>USD \$17.38</b>

<b>Ship Date:</b> Dec 30, 2021	<b>Cust. Ref.:</b> RIVER HALL CDD 01.06.22	<b>Ref.#2:</b>
<b>Payor:</b> Third Party	<b>Ref.#3:</b>	

Fuel Surcharge FedEx has applied a fuel surcharge of 8.75% to this shipment.  
 Distance Based Pricing, Zone 2

<b>Automation</b>	INET	<b>Sender</b>	<b>Recipient</b>
Tracking ID	775636699110	Gianna Denofrio	Chuck Adams-Cleo Adams
Service Type	FedEx Standard Overnight	WHA	1400 HARBOR VIEW DR
Package Type	FedEx Box	2300 Glades Rd	NORTH FORT MYERS FL 33917 US
Zone	02	BOCA RATON FL 33431 US	
Packages	1		
Rated Weight	3.0 lbs, 1.4 kgs	Transportation Charge	7.26
Delivered	Dec 31, 2021 14:05	Fuel Surcharge	0.83
Svc Area	A3	Residential Delivery	4.65
Signed by	C.ADAMS		
FedEx Use	000000000/150913/	<b>Total Charge</b>	<b>USD \$12.74</b>

<b>Third Party Subtotal</b>	<b>USD</b>	<b>\$120.00</b>
<b>Total FedEx Express</b>	<b>USD</b>	<b>\$120.00</b>

# The News-Press media group

PART OF THE USA TODAY NETWORK

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

<b>ACCOUNT NAME</b> R ver Ha Cdd		<b>ACCOUNT #</b> 6056	<b>PAGE #</b> 1 of 1
<b>INVOICE #</b> 0004323256	<b>BILLING PERIOD</b> Dec 1 Dec 31, 2021	<b>PAYMENT DUE DATE</b> January 20, 2022	
<b>PREPAY (Memo Info)</b> \$0.00	<b>UNAPPLIED (included in amt due)</b> \$0.00	<b>TOTAL AMOUNT DUE</b> <b>\$252.92</b>	
<b>BILLING INQUIRIES/ADDRESS CHANGES</b> 1 877 736 7612 or smb@ccc.gannett.com		<b>FEDERAL ID</b> 47 2493274	
<b>Terms and Conditions</b> 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 <b>All funds payable in US dollars.</b>			

00000060560000000000000043232560002529210265

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

Date	Description	Amount
12/1/21	Ba ance Forward	\$341.48
12/6/21	PAYMENT THANK YOU	\$341.48

**Package Advertising:**

Start-End Date	Description	Products	Run Dates	PO Number	Package Cost
12/27/21-12/27/21	0005056910 RIVER HALL COMMUNIT			519.480 001	\$252.92

**PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT**

## The News-Press media group

PART OF THE USA TODAY NETWORK

<b>ACCOUNT NAME</b> R ver Ha Cdd		<b>PAYMENT DUE DATE</b> January 20, 2022		<b>AMOUNT PAID</b>		
<b>ACCOUNT NUMBER</b> 6056		<b>INVOICE NUMBER</b> 0004323256				
<b>CURRENT DUE</b> \$252.92	<b>30 DAYS PAST DUE</b> \$0.00	<b>60 DAYS PAST DUE</b> \$0.00	<b>90 DAYS PAST DUE</b> \$0.00	<b>120+ DAYS PAST DUE</b> \$0.00	<b>UNAPPLIED PAYMENTS</b> \$0.00	<b>TOTAL AMOUNT DUE</b> <b>\$252.92</b>

**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  DISCOVER  AMEX

Card Number \_\_\_\_\_

Exp Date \_\_\_\_/\_\_\_\_/\_\_\_\_ CVV Code \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

00000060560000000000000043232560002529210265



**From:** [Gannett Legals Public Notices 4](#)  
**To:** [Daphne Gillyard](#)  
**Subject:** RE: 5056910 River Hall CDD - Notice of Meeting (run 12/27)  
**Date:** Monday, December 20, 2021 9:28:52 PM  
**Attachments:** [image002.png](#)

---

Hello,

Your notice is scheduled to publish Dec 27 in the News Press. The total cost of your ad is \$252.92 which includes a publisher affidavit that will be mailed to you after the last date of publication. **Please review your proof carefully and advise of any corrections needed.**

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

The Board of Supervisors ("Board") of the River Hall Community Development District ("District") will hold a regular meeting on January 6, 2022 at 3:30 p.m., at the River Hall Town Hall Center, located at 3089 River Hall Parkway, Alva, Florida 33920 for the purpose of considering any business which may properly come before it.

The meeting is open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meeting 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 meeting 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 meeting 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  
River Hall Community Development District  
AD # 5056910

Dec 27, 2021

---

Thank you,

**Erin Oettinger**

Team Lead – Public Notices



Office: 844-254-5287

---

**From:** Daphne Gillyard <[gillyardd@whhassociates.com](mailto:gillyardd@whhassociates.com)>  
**Sent:** Monday, December 20, 2021 6:23 PM  
**To:** LEGALS, FNP <[FNPLEGAL@gannett.com](mailto:FNPLEGAL@gannett.com)>  
**Subject:** 5056910 River Hall CDD - Notice of Meeting (run 12/27)

Please publish the attached **Notice of Meeting** on December 27, 2021. Email invoice to [RiverHallCDD@DistrictAP.com](mailto:RiverHallCDD@DistrictAP.com). Mail proof of publication to the following:

Account No. 471122

River Hall Community Development District  
c/o Wrathell, Hunt and Associates, LLC

[RiverHallCDD@DistrictAP.com](mailto:RiverHallCDD@DistrictAP.com)

2300 Glades Road, Suite 410W  
Boca Raton, Florida 33431

Kindly acknowledge receipt of this request via email.

Thank you.

*Daphne Gillyard*

DAPHNE GILLYARD

Director of Administrative Services  
Wrathell, Hunt and Associates, LLC  
2300 Glades Road, Suite 410W  
Boca Raton, Florida 33431

Toll Free; (877) 276-0889

Phone: 561-571-0010, ext. 400

Fax: 561-571-0013

[www.whassociates.com](http://www.whassociates.com)

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# PASSARELLA & ASSOCIATES NC

13620 Metropolis Avenue  
Suite 200  
Fort Myers, FL 33912  
239-274-0067

In Account With  
River Hall Community Dev. District 519.320  
2300 Glades Road, Suite 410W 001  
Boca Raton, FL 33431

## River Hall - GIS Services

Project #18RHC2906 (Invoice 17)

December 15, 2021

For GIS services for River Hall Community Development District located in Lee County, Florida per Professional Services Agreement dated August 23, 2018.

Professional services through November 30,2021

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed
1.0 GIS Services - River Hall CDD GIS Web Application	20,000.00	101	20,166.25	20,166.25	0.00
90.0 Additional GIS Services	0.00	0	11,978.75	16,448.75	4,470.00
99.0 Reimbursables	0.00	0	258.00	258.00	0.00
<b>Total</b>	<b>20,000.00</b>		<b>32,403.00</b>	<b>36,873.00</b>	<b>4,470.00</b>

Professional Services Due This Invoice: **4,470.00**

## Task 90.0 Additional GIS Services

### GIS Analyst II

	Hours	Engineering Rate	Billed Amount
11/08/2021 GIS map update and data compilation	3.75	100.00	375.00
11/09/2021 GIS map update and data compilation	5.00	100.00	500.00

### GIS Analyst III

11/01/2021 GIS data compilation; web map updates	4.25	120.00	510.00
11/02/2021 GIS data compilation; web map updates	5.25	120.00	630.00
11/03/2021 GIS data compilation; web map updates	3.25	120.00	390.00
11/04/2021 GIS data compilation; web map updates	3.50	120.00	420.00
11/05/2021 GIS data compilation; web map updates	3.00	120.00	360.00
11/23/2021 GIS data compilation; web map updates	2.25	120.00	270.00
11/24/2021 GIS data compilation; web map updates	1.75	120.00	210.00

### GIS Manager

11/01/2021 GIS updates to web application	2.00	140.00	280.00
11/03/2021 GIS updates to web application	2.75	140.00	385.00
11/04/2021 GIS updates to web application	1.00	140.00	140.00

Task subtotal 4,470.00

Trimmers Holiday Decor, Inc.  
 2053 17th St SW  
 Naples, FL 34117  
 239-455-0286  
 bill@trimmershd.com  
 www.trimmershd.com

Invoice



**TRIMMERS**  
**HOLIDAY DECOR**

539.467  
 001

BILL TO
River Hall CDD

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
3348	12/01/2021	\$2,000.00	01/01/2022	Net 30	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
12/01/2021	1-1b	Holiday Lighting & Decor Balance Due in Full January holiday lighting and decor	1	2,000.00	2,000.00

holiday lighting and decor

BALANCE DUE

**\$2,000.00**

Other Physical Environment  
 Holiday Decorations

Do Not Process  
 Until January

Trimmers Holiday Decor, Inc.  
 2053 17th St SW  
 Naples, FL 34117  
 239-455-0286  
 bill@trimmershd.com  
 www.trimmershd.com

# Invoice



**TRIMMERS**  
**HOLIDAY DECOR**

BILL TO
River Hall CDD

539.467  
001

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
3350	12/01/2021	\$3,500.00	01/01/2022	Net 30	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
12/01/2021	<b>1-1b</b>	Holiday Lighting & Decor Balance Due in Full January lighting on oak trees	1	3,500.00	3,500.00

lighting on oak trees

BALANCE DUE

**\$3,500.00**  


Other Physical environment  
 Holiday Decorations

Do Not Process until the month  
 of January.

# Wrathell, Hunt & Associates, LLC

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

# Invoice

Date	Invoice #
1/1/2022	2021-0556

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>	
<b>Total</b>	\$4,125.00

**RIVER HALL**  
**COMMUNITY DEVELOPMENT DISTRICT**

**7**

**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 February 3, 2022, 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 (via telephone)	Assistant District Manager
Shane Willis	Operations Manager
Greg Urbancic (via telephone)	District Counsel
Charlie Krebs	District Engineer
Sally Shown	Hampton Lakes Resident
Andy Castle	Hampton Lakes Resident
Randy Brandishleeter	Hampton Lakes Resident
Sheryl Mann	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 3:31 p.m. All Supervisors were present.

**SECOND ORDER OF BUSINESS**

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

Resident Sally Shown recalled a public notice in the local paper regarding a River Hall rezoning meeting scheduled for Wednesday, February 9, 2022 at 6:00 p.m., at the Amenity Center and voiced her opinion that residents should attend. She noted that the Developers want to amend future land use maps to increase the suburban and outlying suburban destinations, decrease the sub outlying suburban and rural destination and also rezone to add



41 489 dwelling units on 10 acres. She discussed the River Hall Map Amendment, the River Hall  
42 Administrative Amendment and a Development Order for the South Crossing.

43 Resident Randy Brandishleeter asked for the Board’s thoughts and concerns regarding  
44 the proposed rezoning. He stated that additional rezoning meetings would likely be scheduled,  
45 depending on how many individuals attend the February 9, 2022 meeting.

46 Discussion ensued regarding previous rezoning proposals, the number of additional  
47 homes/units slated for construction in River Hall, the proposed development area, the  
48 greenspace, Parcels H, C and Z in Hampton Lakes, the Declaration and the golf course  
49 expansion.

50 Resident Andy Castle asked for an update on the unfinished fence on the Portico side,  
51 south of Hampton Boulevard, and inquired about whether the Board is aware of the gate on  
52 the southern end of the fence that connects to East Hampton Circle. Mr. Krebs stated there  
53 was no update other than the Developer previously ordered a permanent fence. Mr. Mitchell  
54 stated the Board is aware of the connecting gate and that the Cascades installed a gate in the  
55 north part of Portico. Discussion ensued regarding needing a gate on the south end, trespassers  
56 and golf carts wandering over the berm, random individuals checking on the ponds, an  
57 emergency gate with bollards, Lennar and GreenPointe and reporting trespassers to a certain  
58 Sheriff’s Department officer. Mrs. Adams stated the Lee County Sheriff’s Officers’ name is John  
59 Seadudo, who can be reached at 239-887-8015 or jseadudo@sheriffleefl.org

60

61 **THIRD ORDER OF BUSINESS**

**Developer Update**

62

63 Mr. Adams stated Mr. Miars was not in attendance today and urged the Board Members  
64 to email their questions to him.

65

66 **FOURTH ORDER OF BUSINESS**

**Continued Discussion: Mustang Sub  
Station Landscaping**

67

68

69 Mr. Willis reported the following:

- 70 ➤ He recently conferred with David, from Pulte Homes, and Pulte was unhappy with the
- 71 appearance of the buffer and is willing to fund installation of additional shrubs and trees to add
- 72 more height to the buffer.

73 ➤ GulfScapes submitted a Change Order to the maintenance agreement. The cost would  
74 be \$2,000 to service the landscape buffer for a total of eight months.

75 Mr. Stark stated Florida Power & Light (FPL) would be installing a gate across Hickey  
76 Creek Road on the north side of the right-of-way (ROW), a fence on the north side and a fence  
77 on the east side, from Hickey Creek Road down to the berm at the southern point. The fence  
78 along the ROW would be backed with the existing jersey barriers to deter loitering.

79 Discussion ensued regarding closing off the eastern leg of the easement, jersey barriers,  
80 curtailing traffic issues and the landscape buffer area. Asked who is responsible for maintaining  
81 the berm, Mr. Adams stated the CDD is responsible and Staff would obtain a proposal. Mr.  
82 Asfour motioned to ratify the GulfScapes Change Order contract price from \$190,387 to  
83 \$192,287.

84

**On MOTION by Mr. Asfour and seconded by Mr. Mitchell, with all in favor, the GulfScapes Change Order increasing the contract price by \$2,000, from \$190,387 to \$192,387, for Mustang Sub Station maintenance, was ratified.**

88

89

90 Mrs. Adams stated it is also necessary to approve an increase to the GulfScapes contract  
91 price for the second year, which expires September 30, 2023, by \$2,000, bringing the amount to  
92 \$193,287.

93

**On MOTION by Mr. Mitchell and seconded by Mr. Asfour, with all in favor, increasing the GulfScapes second year contract price by \$2,000, bringing the amount to \$193,387, was approved.**

97

98

99 **FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-01, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Lee County Supervisor of Elections Begin Conducting the District’s General Elections; Providing for Compensation; Setting for the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date**

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109 Mr. Mitchell presented Resolution 2022-01 and read the title. As only two Seats will be  
 110 up for election at the November 2022 General Election, the Notice of Qualifying Period for  
 111 Candidates for the Board of Supervisors, attached to the Resolution, would be updated to  
 112 change “three (3) seats” to “two (2) seats”.

113

114 **On MOTION by Mr. Asfour and seconded by Mr. Morash, with all in favor,**  
 115 **Resolution 2022-01, as amended, Implementing Section 190.006(3), Florida**  
 116 **Statutes, and Requesting that the Lee County Supervisor of Elections Begin**  
 117 **Conducting the District’s General Elections; Providing for Compensation;**  
 118 **Setting for the Terms of Office; Authorizing Notice of the Qualifying Period; and**  
 119 **Providing for Severability and an Effective Date, as amended, was adopted.**

120

121

122 **SIXTH ORDER OF BUSINESS**

**Continued Discussion: Shared Cost  
 Agreement with Hampton Golf for Hog  
 Removal**

123

124

125

126 Mr. Willis reported the following:

- 127 ➤ He conferred with Jim, of from Hampton Golf (HG), a few weeks ago.
- 128 ➤ His concerns were that he already utilized a vendor and was afraid that the CDD would  
 129 price him out of it, he would lose his person and not be able to afford the CDD’S option.
- 130 ➤ HG wants to make sure that the CDD is contracted and would receive the services that  
 131 they previously paid for, with traps set on the golf course and in the preserves.

132 Mr. Mitchell stated he would like a Board Member to coordinate with the HOA and  
 133 Association Managers to reach an agreement on the hog removal issue. Mr. Adams recalled  
 134 that, at the previous meeting, it was proposed that the CDD only enter into an agreement with  
 135 HG because the CDD already represents and collects assessments from the other parties,  
 136 through annual assessments, and there is no reason for those entities to compensate the CDD.

137 Discussion ensued regarding forwarding notices to HG, Hampton Lakes, Cascades and  
 138 Ashton Oaks regarding cost-sharing the hog removal contract. Mr. Willis would coordinate with  
 139 Mr. Hagan on this effort and provide an update at the next meeting.

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**On MOTION by Mr. Asfour and seconded by Mr. Morash, with all in favor, coordinating with the HOAs and Hampton Golf to enter into a cost-sharing agreement to split the hog removal costs for a six-month period and authorizing Mr. Hagan to work with Mr. Willis on this project, was approved.**

**SEVENTH ORDER OF BUSINESS**

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

Mr. Adams presented the Unaudited Financial Statements as of December 31, 2021.

Mrs. Adams stated two items that would be carried out in Fiscal Year 2022 that are not in the budget are bushhogging, for \$11,650, and the hog trapper, at a cost of \$1,650 per month.

Mr. Adams stated the budget was created with an increase to fund balance of \$101,000 so there are sufficient funds to complete those two projects.

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

**EIGHTH ORDER OF BUSINESS**

**Approval of January 6, 2022 Regular Meeting Minutes**

Mr. Mitchell presented the January 6, 2022 Regular Meeting Minutes. The following changes were made:

Line 25 and throughout: Change “Migliardi” to “Migliori”

Line 66: Change “Mr. Stark” to “Mr. Mitchell”

**On MOTION by Mr. Morash and seconded by Mr. Mitchell, with all in favor, the January 6, 2022 Regular Meeting Minutes, as amended, were approved.**

**NINTH ORDER OF BUSINESS**

**Staff Reports**

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

Mr. Krebs reported the following:

- The fire station filed a permit request with the South Florida Water Management District (SFWMD).

179 ➤ During the monthly Lee County NPDES meeting, it was noted that a resident installed a  
180 pet septic system in their backyard. Mr. Krebs inspected the property and recommended  
181 removal of the system. Mrs. Adams sent a letter to the resident with the District Engineer's  
182 recommendation and has yet to receive a response.

183 ➤ A control structure needs to be monitored because the concrete is starting to crack.  
184 Ms. Shown voiced her opinion that if every resident placed a septic tank bucket in their  
185 backyards, the CDD would then have an issue with waste. Mr. Krebs stated, unless the tanks are  
186 in an area that the CDD maintains, it is not an issue.

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

188 • **Update: Fence Installation in Portico**

189 Mr. Urbancic discussed two bills from this Florida Legislative session that he is  
190 monitoring; he would continue monitoring the bills and provide an update at the next meeting.

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

192 Mr. Adams stated that he attended a follow up meeting with three River Hall  
193 Elementary representatives regarding traffic stacking onto the Parkway during parent pickup.  
194 The group discussed increased traffic at the school, the mask mandate, busing issues, on-site  
195 improvements, restrictions related to the three lanes of traffic and adding a 16.5'-wide  
196 deceleration lane for stacking traffic off the two travel lanes. Mr. Adams would confer with Mr.  
197 Krebs regarding the options considered, report to the group and visit the site again.

198 The Board and Staff discussed the options, utility lines, excess land, future school  
199 expansion, the bike path, easement and engaging law enforcement to issue parking tickets.

200 • **NEXT MEETING DATE: March 3, 2022 at 3:30 P.M.**

201 ○ **QUORUM CHECK**

202 All Supervisors confirmed their attendance at the March 3, 2022 meeting.

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

204 Mr. Willis reported the following:

205 ➤ Bushhogging: An estimate would be presented at the next meeting.

206 ➤ Holiday Lighting: The vendor solved the labor issues and re-committed for the next  
207 holiday decorating season. Proposals for entry decorative pillars and concrete face plates are  
208 pending.

209 Mrs. Adams stated that the MRI pipe inspection project in the Cascades would  
210 commence next week.

211

212 **TENTH ORDER OF BUSINESS**

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

213

214

215 There were no public comments.

216

217 **ELEVENTH ORDER OF BUSINESS**

**Supervisors' Comments/Requests**

218

219 A Board Member recapped that the Developer rezoning meeting was scheduled for  
220 February 9, 2022 and Mr. Willis would coordinate with Mr. Hagen regarding cost-sharing hog  
221 removal costs.

222

223 **TWELFTH ORDER OF BUSINESS**

**Adjournment**

224

225

226 **On MOTION by Mr. Morash and seconded by Mr. Asfour, with all in favor, the**  
227 **meeting adjourned at 4:54 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

233  
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Secretary/Assistant Secretary

---

Chair/Vice Chair



**RIVER HALL**  
**COMMUNITY DEVELOPMENT DISTRICT**

**8C**

**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*

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

**RIVER HALL**  
**COMMUNITY DEVELOPMENT DISTRICT**

**8D**



**Wrathell, Hunt and Associates, LLC**

TO: River Hall CDD Board of Supervisors

FROM: Shane Willis – Operations Manager

DATE: March 3, 2022

SUBJECT: Status Report – Field Operations

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**Landscape Activities:**

- FPL Easement Bush hogging Program: The FPL Easement was bushhogged the first 2 weeks of November and is scheduled for the month of April. Exact dates not yet received.
  - **Note:** As previously indicated current contract expires April 30<sup>th</sup>. New contract agreement has been sent out to the vendor for execution. No further updates at this time.
- Fertilizer was applied to all trees, palms, plant & ground cover during the month of February.
- Drainage ditches were mowed and sprayed during the first week of December and will continue bi-monthly through the month of March.
- Application of Grub control has been applied for Hog activity.
- Mustang Substation Landscape Project: Installed the week January 17, 2022 Change Order provided by Gulfscapes for on-going maintenance \$250.00 per month. Increasing the current contract up from \$190,387 per year to \$192,387.
- Pine straw Project: Our annual installation project was delayed. The contractor began installing pine straw 2.18.22.
  - **Note:** Landowners of the Pine Trees are selling trees for wood, as the price has significantly gone up – supply/demand. Additionally, labor issues continue to challenge the market.
- Palm pruning/Harwood Pruning: As previously indicated Palm pruning was completed November 29<sup>th</sup>. Hardwood trimming was completed in January.

- **Landscape Tour:** Phase 4 plant replacement proposal to include R/R of, for \$6,127.50 was approved at the 2.3.22 meeting, Gulfscapes is expected to complete installation by 2.26.22.
- **FPL Brazilian Pepper Removal Project:** Proposals have been requested and will be an agenda item for Board's consideration upon receipt.

**Swine Solutions:** The first trap & cameras were installed on 1.20.22. Located in preserve CE10 near the front gate. 5 large hogs removed from preserve near the Security Gate since the last week of January.

- All HOAs (minus Cascades) and the Golf Course have verbally committed to the share payment plan the board approved at the last meeting. Renee with Cascades has stated her board supports the plan but are going through their due diligence before voting on it. We should have an answer before the beginning of March (last conversation 2.17.22).

**Storm Drain/Pipe Cleanout:** As previously discussed, drain/pipe cleanout of River Hall was completed in 2018 at which time the District placed on a three-year cycle. Cascades inspections have been completed and contract has been executed for a cost of \$18,700.00. Schedule has not yet been received.

**Bank Restoration Projects:**

- **Lake 3-5B:** As previously discussed, a letter was sent to the resident, however Staff did not receive a response. Staff reviewed the erosion the first week of February and no remediation has been done by the homeowner. (3376 Chestnut Grove Drive).

**Holiday Decorating:** As stated at the last meeting, Trimmers has resolved their labor issues and will continue to work under the current three-year contract.

**Entry Decorative Pillar:** Waiting on proposals from Coastal Concrete and Metower Concrete.

**Metal Gate near Hamptons & Portico:** Waiting on proposals from Florida Painters and Correia Painting.

**Pet Septic Tank:** The homeowner responded to the District Manager's letter on 2.9.22 and confirmed that they would remove the pet septic tank.