

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

The Board of Supervisors of the River Hall Community Development District held a Regular Meeting on June 2, 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	Assistant District Manager
Shane Willis	Operations Manager
Greg Urbancic (via telephone)	District Counsel
Charlie Krebs	District Engineer
Karen Asfour	Resident
Pamela Hetrick	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 Pam Hetrick spoke about the tragedy that occurred at Palm Beach Boulevard and River Hall Parkway that resulted in adding an additional minute to the red light, which is an extra 60 seconds, and that the lights now sync up with the Buckingham Road and State Road 80 traffic lights. She discussed having several conversations with Commissioners, Mr. Miars and

the Florida Department of Transportation (FDOT), all who have tried to assist in getting the speed limit reduced.

Mr. Mitchell conveyed Mr. Miars' comment that, historically, they have never had any luck getting the FDOT to adhere to their requests for traffic signal changes. Supervisor Asfour asked Ms. Hetrick to forward all communications to Mr. Mitchell and to Mr. Adams and for Mr. Adams to disseminate it to the rest of the Board.

Discussion ensued regarding police not ticketing vehicles running red lights.

Ms. Hetrick believed there were plans to install flashing yellow lights and repaint all the road signs.

**THIRD ORDER OF BUSINESS**

**Developer Update**

This item was presented following the Sixth Order of Business.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-06, Approving a Proposed Budget for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date**

This item was presented following the Sixth Order of Business.

**FIFTH ORDER OF BUSINESS**

**Continued Discussion: Traffic Study/Speed Reduction Request SR 80**

This item was discussed during the Second Order of Business.

**SIXTH ORDER OF BUSINESS**

**Discussion: Installation of State Road 80 Intersection Awareness Sign Exiting River Hall Parkway**

Mr. Krebs was asked to obtain the cost for two “Dangerous Intersection” signs to install on River Hall Parkway, and not on State Road 80 as originally thought.

▪ **Developer Update**

**This item, previous the Third Order of Business, was presented out of order.**

Mr. Asfour asked about the Developer obtaining a proposal to have the mail boxes in centralized locations. A Board Member noted he received a letter from a Congressman who was confused about the issue; this is not CDD business and there was no update from the Developer at this time.

▪ **Consideration of Resolution 2022-06, Approving a Proposed Budget for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date**

**This item, previously the Fourth Order of Business, was presented out of order.**

Mr. Adams reviewed the proposed Fiscal Year 2023 budget. Contractual services expenses increased to about \$27,000 due to inflation and fuel and labor cost increases. Unassigned fund balance was used to offset the increases and keep the assessment levels the same, year-over-year.

Mr. Adams presented a rate proposal to increase the coverage for public officials liability insurance to \$5 million.

**On MOTION by Mr. Hagen and seconded by Mr. Stark, with all in favor, authorizing Staff to increase the Public Officials Liability Insurance policy coverage to \$5 million, was approved.**

Board Members reviewed and directed Staff to make further adjustments to various line items of the proposed Fiscal Year 2023 budget; the adjustments will result in an increase to fund balance.

Mr. Adams presented Resolution 2022-06.

**On MOTION by Mr. Morash and seconded by Mr. Stark, with all in favor, Resolution 2022-06, Approving a Proposed Budget for Fiscal Year 2022/2023, as amended, and Setting a Public Hearing Thereon Pursuant to Florida Law for August 4, 2022, at 3:30 p.m., at River Hall Town Hall Center, located at 3089 River Hall Parkway, Alva, Florida 33920; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.**

**SEVENTH ORDER OF BUSINESS**

**Continued Discussion: Fencing Options and Easements for Boundary Fence/Fence Across Land Bridge**

- **Carter Fence Company, Inc., Estimate #41091 for Decorative Fence**

Mr. Willis presented Estimate #41091 to install decorative fencing and aluminum gates with a pedestrian and vehicle gate to allow access for maintenance. Mr. Adams stated Lennar and WCI are agreeable to tying off the end of the Cascades PVC wall, which differs from the diagram, at a cost of a few hundred dollars more. He stated that the Portico HOA will maintain to the water’s edge; the CDD will maintain the lake via the Lake Maintenance Agreement. Mr. Adams stated that Portico/Lennar would be expected to pay the approximate cost of \$12,000; the Board will be advised once project approval is confirmed. The easement and vehicle access areas were discussed, along with Mr. Willis obtaining a sturdier lock for the gate near the canal.

**EIGHTH ORDER OF BUSINESS**

**Continued Discussion: Brazilian Pepper Removal**

Mr. Mitchell presented an \$8,500 proposal from Mr. Miars to remove Brazilian peppers, in lieu of two proposals presented at the last meeting. This was deemed a Developer expense, not a CDD expense.

This item will be removed from future agendas.

**NINTH ORDER OF BUSINESS**

**Continued Discussion: School Parking Rules and Updated Rules of Procedure**

- **Sketch Reflecting No Parking Areas**

Mr. Urbancic reported the following:

- The updated Legal Description will be emailed tomorrow.
- The public hearing to adopt the Revised Rules of Procedure is scheduled for July 7, 2022.
- The School Board expects the CDD to incur all costs associated with installing and maintaining the posts and had no recollection of agreeing to share the costs.

Mr. and Mrs. Adams recalled the conversation with the School Board and noted that the School Board wanted to proceed expeditiously to take advantage of the opportunity to obtain funding during a grant cycle.

The recent email from the School Board regarding its efforts to stage and direct traffic and a Sherriff Deputy responding to a physical altercation between a golf cart user and pedestrian were discussed.

A Board Member referred to the draft Rules of Procedure and requested a verbiage change on Page 10, (11)-Board Authorization. Mr. Urbancic will modify the language and circulate it to the Board for review.

**TENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of April 30, 2022**

Mr. Adams presented the Unaudited Financial Statements as of April 30, 2022. Staff responded to questions about entries in the Check Detail Report. Mrs. Adams noted the March statements showed the mulch vendor credited funds properly, instead of coding it through miscellaneous income.

**On MOTION by Mr. Hagen and seconded by Mr. Morash, with all in favor, the Unaudited Financial Statements as of April 30, 2022, were accepted.**

**ELEVENTH ORDER OF BUSINESS**

**Approval of May 5, 2022 Regular Meeting Minutes**

Mr. Mitchell presented the May 5, 2022 Regular Meeting Minutes.

The following changes were made:

Line 60 and throughout: Change “GradyMinor” to “Grady Miars”

Line 66: Change “Elber” to “Edwards”

Line 220: Change “Asfour” to “Mitchell”

**On MOTION by Mr. Stark and seconded by Mr. Asfour, with all in favor, the May 5, 2022 Regular Meeting Minutes, as amended, were approved.**

## TWELFTH ORDER OF BUSINESS

## Staff Reports

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

- **School Board Request for Flexible Stakes – Pricing and Scheduling**

Mr. Asfour asked Mr. Krebs if he attended the meeting with the School Board. Mr. Krebs stated that Mr. Baker, from his office, attended the meeting in his place and agreed with Mr. and Mrs. Adams’ recollection that the School Board agreed to pay the costs.

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

There was no report.

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

- **NEXT MEETING DATE: July 7, 2022 at 3:30 P.M.**
  - **QUORUM CHECK**

The next meeting will be held on July 7, 2022.

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

Mr. Willis presented the Operations Report and noted the following:

- Swine Solutions: 28 adult hogs were removed. The trapper relocated some traps to the preserve and plans to move one to the Cascades and run the dogs through the preserves on Saturday.
- East Hampton Park Bench: A response from the homeowner is pending. Mr. Willis will find out if the bench was removed.
- Chestnut Grove Lake Bank Erosion: The homeowner installed a drainage pipe; the CDD is obtaining estimates of the cost to repair the lake bank.

**THIRTEENTH ORDER OF BUSINESS**

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

There were no public comments.

**FOURTEENTH ORDER OF BUSINESS**

**Supervisors' Comments/Requests**

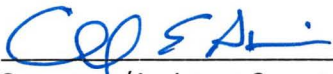
A Board Member asked Mr. Willis if he received an email about potholes in the area. Mr. Willis replied affirmatively and stated that another homeowner notified him of the same issue. Mr. Krebs will forward the proposal from Collier Paving to Mrs. Adams, upon receipt.

**FIFTEENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Asfour and seconded by Mr. Stark, with all in favor, the meeting adjourned at 4:36 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair