

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

The Board of Supervisors of the River Hall Community Development District held a Regular Meeting on January 5, 2023, 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
Daniel J. Block	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Cleo Adams	District Manager
Shane Willis	Operations Manager
Greg Urbancic (via telephone)	District Counsel
Charlie Krebs	District Engineer
Grady Miars	GreenPointe
Ean Sims (via telephone)	SOLitude Lake Management (SOLitude)
Anthony Wilson	Resident
Leon Harrington	Resident
Jack Dunleavy	Resident
Mike Novak	Resident
Sally Shown	Resident
John Cassani	Public
Gary Stilwell	Public

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 Tony Wilson reported that several parkway lights are out. He recalled prior discussion about prohibiting parking and standing and noted the “No Parking” signs do not state “No Standing.”

Mr. Urbancic stated the Parking Regulations set forth for the Parkway include both parking and standing, though enforcement might be a challenge. Asked if it must be on the sign, Mr. Urbancic stated it would be a good way to put people on notice.

Mr. Krebs was directed to add a decal to the existing signs referring to the Rule and to include the definition of “standing” on the website.

Asked if additional signs are needed, Mr. Krebs discussed the locations and noted that signs were placed in problem areas, including near the school and in construction areas.

A Board Member reported he received a lot of correspondence complaining about the lack of enforcement by the CDD.

Mr. Willis stated the Community Patrol Officer advised that, while deputies can drive through the CDD during problem times, they are not currently assigned to the CDD due to special assignments as a result of Hurricane Ian.

Mr. Willis will ask the officer to call Mr. Mitchell.

Resident Leon Harrington complained that the construction gate near Cascades has been down for two months; he contacted the HOA a year ago but received no response. He noted that large trucks utilize the opening.

Mr. Mitchell recalled that Mr. David Kraizgrun, of the Developer Pinnacle, committed to address the issue at the last meeting.

Discussion ensued regarding ownership of the lots, Developer interests and failure to control access to the gate.

Mr. Mitchell stated he will call Mr. Kraizgrun.

Mr. John Cassani discussed recurring flooding on his five-acre property on the south side of Oak Creek Road that abuts the north boundary of the CDD, due to stormwater discharging from the CDD. He believes excavation for the Florida Power & Light (FPL) berm caused it. In his opinion, the M3 ditch and the FPL berm are not maintained, which causes recurring flooding and storm debris near the M3 crossing. He met with Ms. Melissa Roberts, of the South Florida Water Management District (SFWMD) and requested a meeting with all affected parties. He is

working with a hydrogeologist and believes that the CDD is exceeding its permitted discharge. He asked for the breach to be filled in or restored to its historic elevation.

Discussion ensued regarding documentation, the hydrogeologist's findings, stormwater discharge, compliance, historic flows and a proposed future County rehydration project.

Mr. Stark thought that addressing the maintenance issue of overgrowth clogging the drainage ditch area might partially mitigate the issue in the short term.

Mr. Krebs estimated that repairs to bring the two depressions in the FPL berm up to the adjacent grade and stabilize those areas would likely be \$10,000 or less.

Water flow, control structures and the proposed solutions were discussed in relation to a displayed map.

Mr. Cassani stated he will support a solution that brings the area up to the historic 13' elevation.

On MOTION by Mr. Morash and seconded by Mr. Asfour, with all in favor, filling in the Texas Crossing, installing sod and maintaining the ditch, in a not-to-exceed amount of \$10,000, was approved.

Oak Creek resident Gary Stilwell discussed the water flow path, locations of the breach and the Texas Crossing, in relation to the map.

Resident Mike Novak submitted a written records request for meeting minutes.

THIRD ORDER OF BUSINESS

Developer Update

Mr. Miars provided the following update:

- Sales are strong for the year, with 115 sales in River Hall Country Club (RHCC) and 124 sales at Hampton Lakes.
- The average price in RHCC is just under \$500,000 and the average price in Hampton Lakes is just under \$440,000.
- Pulte sold 55 homes in RHCC and 52 in Hampton Lakes.
- Lennar sold 60 homes in RHCC and 72 in Hampton Lakes.
- Good, but not great sales, are anticipated in the next year; builders are closing on lots in the community today.

- The details of the bond issuance will be discussed in February.
- 195 50' lots will be sold in Hampton Lakes. A larger berm will be installed to separate the community from the canal.
- Parcels C, H and K, to be included in the CDD issuance, include 195 lots in Hampton Lakes and 115 lots in RHCC; existing debt will be paid off and new bonds issued for those lots.

Resident Shally Shown asked how interest rates are affected. Mr. Miars did not have the information; it will not affect existing homeowners and will only affect homebuyers of the new lots to be developed.

- Fencing in Portico damaged by the storm will be replaced beginning on Tuesday, at Lennar's expense. Temporary structures will be installed to restrict vehicular traffic; contractors were advised not to trespass in unauthorized areas.

Discussion ensued regarding the ownership, number and size of assessable lots.

Mr. Miars stated that builders in Southwest Florida set records for home sales, while sales were very poor in other states.

Regarding the upcoming bond payoff and refinance, Mr. Miars stated the former documents will terminate and new documents will be issued with the same requirements; the same performance bond with the County will apply. Mr. Urbancic stated the process will be the same as for the last bond issuance for the new project; the payoff will occur before new bonds are issued, as with the prior project.

Discussion ensued regarding the Completion Agreement and use of bond funds for the 2020 Project.

Mr. Urbancic stated the Revised Supplemental Engineer's Report will define the scope of the 2023 Project. The project cost will exceed the amount of the bond issuance. The balance of the project funds will be spent down and will fund completion, per the Completion Agreement.

Mr. Asfour asked how much of the total 2020 Project is complete, based on the Engineer's Report. Mr. Urbancic stated the project has not been declared complete.

Mr. Miars stated Mr. Krebs will opine on pending certifications.

Mr. Asfour asked for an update regarding security for the 2020 Project. Mr. Miars stated the permits are still pending due to storm-related delays.

Mr. Stark asked if there is an exhibit showing the Southern Crossing. Mr. Miars stated an Envera card system will be installed.

Discussion ensued regarding the need to limit access to the area across the canal and the need to replace a cattle gate with a better deterrent.

Regarding the fence, Mr. Willis stated that extensive permit delays are common due to the hurricane.

Mr. Mitchell stated residents reported trespassers entering Portico and Hampton Lakes through yards and asked Staff to be persistent in addressing the issue.

FOURTH ORDER OF BUSINESS

Presentation of Construction and Permit Plans for Assessment Areas #3 and #4

This item was discussed in conjunction with the Third Order of Business.

FIFTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of November 30, 2022

Mr. Adams presented the Unaudited Financial Statements as of November 30, 2022. He will research the \$20,404 “Due to Developer” line item.

Mrs. Adams stated a contractor will reimburse the CDD for a \$50 late fee paid in error. While GulfScapes issued a credit that reduced its \$4,500 invoice to \$3,330, the original invoice was paid; GulfScapes will transmit a check to the CDD for the difference.

Mr. Adams stated a “Hurricane clean-up” line item was added, on Page 3, and \$8 remaining in the Series 2011 Capital Projects Fund will be written off.

On MOTION by Mr. Stark and seconded by Mr. Asfour, with all in favor, the Unaudited Financial Statements as of November 30, 2022, were accepted.

SIXTH ORDER OF BUSINESS

Approval of December 1, 2022 Regular Meeting Minutes

Mr. Mitchell presented the December 1, 2022 Regular Meeting Minutes. The following change was made:

Line 147: Change “Krebs” to “Miars”

On MOTION by Mr. Stark and seconded by Mr. Block, with all in favor, the December 1, 2022 Regular Meeting Minutes, as amended, were approved.

SEVENTH ORDER OF BUSINESS**Staff Reports****A. District Engineer: *Hole Montes***

There was no report.

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

There was no report.

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

- **NEXT MEETING DATE: February 2, 2023 at 3:30 P.M.**

- **QUORUM CHECK**

All Supervisors confirmed their attendance at the February 2, 2023 meeting.

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

Mr. Willis presented the December Field Operations Report, noted the following:

- Electrical repairs were made at the meter box and power supply at the Bell Tower.
- The entry fountain will be repaired by Friday, January 13, 2023.

Mr. Mitchell will be invited to observe the fountain repairs.

- Eight phone calls were received regarding hogs attracted by acorns. Traps were moved as requested and residents were encouraged to treat their yards for grubs.

Mrs. Adams stated MRI inspected the two Hampton Boulevard projects where there was flooding due to drainage backup. An Agreement was executed to clean four pipes because of blockage by some bricks.

Mrs. Adams stated the Wetland #30 Berm Restoration Project will be scheduled during the dry season. Mr. Asfour stated he will email the names of additional contractors so that more competitive bids can be requested.

A Board Member complimented the sidewalk and tree trimming project results.

EIGHTH ORDER OF BUSINESS**Public Comments: Non-Agenda Items (3 minutes per speaker)**

Mr. Stilwell asked how to submit a public records request. Mr. Adams asked for the request to be as specific as possible; it should be emailed to info@riverhallcdd.org.

NINTH ORDER OF BUSINESS

Supervisors' Comments/Requests

Regarding whether the Completion Agreement stipulates a date by which infrastructure must be complete and funds expended, Mr. Urbancic will email the Agreement to Mr. Asfour.

Mr. Asfour noted that the Completion Agreement is between the CDD and RH Ventures 3; if the project is not completed, the CDD will have to sue RH Ventures 3, which has no assets. Mr. Urbancic stated that the CDD will typically sue the Landowner. Mr. Adams stated the CDD only acts as collection agent for the funds; the bondholders typically make a decision when and whom to sue and some reserve funds would likely be utilized as security, in that regard.

Regarding broken slats in the fence on the Parkway, Mr. Willis stated he contacted three vendors and all were too busy to confirm a date for service.

Mrs. Adams stated she observed another broken slat on the decorative fence and a damaged street light at the entrance.

Mr. Mitchell stated he observed a resident allowing her dog to swim in the lake near Hole #8 and noted the absence of signs in the area. Mr. Adams stated it is prohibited in the Covenants and Restrictions.

Discussion ensued regarding vandalism during the last month.

Mr. Miars was asked to file police reports for the damage at the basketball, bocce ball and pickleball courts and the restroom at the Parkway. While the police responded to the Parkway restroom when residents chased the vandals at 3:00 a.m., the police took no action.


TENTH ORDER OF BUSINESS

Adjournment

<p>On MOTION by Mr. Asfour and seconded by Mr. Stark, with all in favor, the meeting adjourned at 4:49 p.m.</p>
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair