

# **RIVER HALL**

**COMMUNITY DEVELOPMENT  
DISTRICT**

**January 4, 2024**

**BOARD OF SUPERVISORS  
REGULAR MEETING  
AGENDA**

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

**AGENDA**  
**LETTER**

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

December 28, 2023

Board of Supervisors  
River Hall Community Development District

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

Dear Board Members:

The Board of Supervisors of the River Hall Community Development District will hold a Regular Meeting on January 4, 2024 at 3:30 p.m., at the 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. Continued Discussion/Consideration of Proposals for Bougainvillea Installation
5. Consideration of Proposals to Repair/Replace Construction Fence at Cascades
6. Continued Discussion/Update: Proposed Traffic Control Project on Parkway for Proposed Townhome Project
7. Presentation of Chestnut Grove Erosion Inspection Report
8. Acceptance of Unaudited Financial Statements as of November 30, 2023
9. Approval of December 7, 2023 Regular Meeting Minutes
10. Staff Reports
  - A. District Engineer: *Hole Montes*
    - Continued Discussion: Roadside Catch Basin Ownership Responsibility
  - B. District Counsel: *Coleman, Yovanovich & Koester*
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*
    - Discussion/Consideration of Holding Workshop with the HOAs

- NEXT MEETING DATE: February 1, 2024 at 3:30 PM
  - QUORUM CHECK

SEAT 1	PAUL ASFOUR	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	MICHAEL MORASH	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	KENNETH MITCHELL	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	ROBERT STARK	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	DANIEL BLOCK	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

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

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

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

Sincerely,



Chesley E. Adams, Jr.  
 District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE:**

**CALL-IN NUMBER: 1-888-354-0094**  
**PARTICIPANT PASSCODE: 229 774 8903**

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

**4**



P & T Lawn & Tractor Service, Inc.

15980 Old Olga Road  
Alva, FL 33920

# Estimate

Date	Estimate No.
12/28/2023	13422

Name/Address
River Hall CDD 9220 Bonita Beach Road Suite #214 Bonita Springs, FL 34135

Project

Description	Qty	U/M	Rate	Total
Labor and materials to provide the following services for the River Hall District:				
Bush Hog, spray round-up, and remove 2,000 feet of turf at a 5 ft width for new Bougainvillea Hedge with rototiller	1	LS	1,850.00	1,850.00
Install Bougainvillea Barbara Kurst, 7 gallon at a 2 ft x 2 ft height, 6 ft on center along the berm	1	LS	20,600.00	20,600.00
Install 1 inch Vu-Flow filter a valves with battery operated clock to allow for automated watering. Also, install 4,000 ft of 0.5 inch drip tubing along the newly planted Bougainvillea hedge on berm for proper watering	1	LS	0.00	0.00
Install 400 bales of Pine Straw to newly planted hedge line	400	Per Bale	12.00	4,800.00
Install floritam sod in areas that are torn up by golf carts between homes	1,600	SF	1.00	1,600.00
<p>The pricing above does not have irrigation due to the unknown point of connection and lateral piping route. Once route is determined, we can provide additional pricing for irrigation.</p> <p><b>ORIGINAL PROPOSAL BASED ON 4FT CENTERS WAS \$38,250.00</b></p>				

<b>Total</b>	<b>\$28,850.00</b>
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Signature \_\_\_\_\_

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

**5**



For ALL Your Fencing Needs

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

Estimate #53448
Date Created: Thu Dec 21, 2023

Table with 2 columns: Customer, Point of Contact. Customer: River Hall CDD c/o Wrathell, Hart, Hunt And Assoc. LLC... Point of Contact: Cleo Adams, crismondc@whhassociates.com

Table with 2 columns: Service Location, Billing Address. Service Location: Wrathell, Hart, Hunte And Assoc. LLC... Billing Address: CDD, 9220 Bonita Beach Road

Table with 3 columns: Qty, Name, Description. Item 1: Mobilization: Lee County. Item 2: Pipe Gate 4'H, Galvanized Pipe Gate, Type: Double Swing, Opening Size: 18', Frame Diameter: 2" SS40 Gate Frame, Gate Post: 4" SS40, Hinge: Bull Dog

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

Total \$4,965.36

Estimate Notes

Remove/Replace Pipe Gate & Install New Gate in new location

Signature \_\_\_\_\_ Date \_\_\_\_\_
Print Name: \_\_\_\_\_

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

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





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

#### TERMS AND CONDITIONS

BY SIGNING OR GIVING WRITTEN CONSENT TO MOVE FORWARD WITH THIS CONTRACT, WE (I) AGREE TO PAY FOR THE SERVICES NOTED ABOVE AND ALL THE SERVICES HERETOFORE OR HEREAFTER PURCHASED OR ORDERED FROM YOU TOGETHER. CARTER FENCE CO. INC. WARRANTS THE FENCE AGAINST DEFECTS IN MATERIALS FOR A PERIOD OF ONE YEAR AND WORKMANSHIP FOR A PERIOD OF FIVE YEARS FROM THE DATE OF COMPLETED INSTALLATION. IF ANY DEFECT EXISTS AND IS REPORTED TO CARTER FENCE CO. INC. WITHIN ONE YEAR, CARTER FENCE WILL REPAIR OR REPLACE ANY DEFECT WITHOUT CHARGE DURING NORMAL WORKING HOURS. IF ANY DEFECT EXISTS AND IS REPORTED ON POOR WORKMANSHIP, CARTER FENCE WILL REPAIR AND REPLACE ANY DEFECT WITHOUT CHARGE DURING NORMAL WORKING HOURS. BUYER AUTHORIZES WORK TO COMMENCE AND AGREES TO PAY PRICE DESCRIBED. IF ADDITIONAL MATERIALS OR LABOR IS PERFORMED THERE WILL BE ADDITIONAL CHARGES ON FINAL INVOICE. IF WE QUOTED YOU MORE MATERIAL THAN NEEDED, WE WILL DEDUCT THIS ON YOUR FINAL INVOICE. PAYMENT IS DUE UPON COMPLETION OF WORK. IF PAYMENT IS DELINQUENT AFTER 10 DAYS, A 1.5% MONTHLY FINANCE CHARGE WILL BE BILLED ON THE BALANCE DUE. ALL COSTS INCURRED TO COLLECT A DELINQUENT ACCOUNT WILL BE ADDED TO THE BALANCE DUE AND ARE THE RESPONSIBILITY OF THE OWNER. CUSTOMER HEREBY ASSUMES FULL RESPONSIBILITY FOR LOCATING FENCES LINES AND ALL UNDERGROUND CABLES, LINES, AND PIPES. CARTER FENCE CO. INC. IS NOT RESPONSIBLE FOR DAMAGES TO UNDERGROUND UTILITIES NOT IDENTIFIED BY OWNER. ESTIMATES ARE ONLY VALID FOR 10 DAYS AFTER THE DATE THEY ARE CREATED. CARTER FENCE CO. INC. REQUIRES 48 HOURS FOR ANY CANCELLATION OR RESCHEDULING PRIOR TO THE INSTALLATION DATE THAT IS GIVEN VIA EMAIL. PLEASE NOTE A \$500 FEE WILL BE ADDED TO THE FINAL INVOICE IF THESE TERMS ARE NOT MET.

## West Entrance



## East Entrance





NORTH



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

**UNAUDITED**  
**FINANCIAL**  
**STATEMENTS**

**RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
NOVEMBER 30, 2023**

**RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
NOVEMBER 30, 2023**

	General Fund	Debt Service Fund Series 2020A	Debt Service Fund Series 2021	Debt Service Fund Series 2023A	Capital Projects Fund Series 2020A	Capital Projects Fund Series 2023A	Total Governmental Funds
<b>ASSETS</b>							
SunTrust	\$2,682,602	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,682,602
Investments							
SBA	5,635	-	-	-	-	-	5,635
Reserve A-1	-	206,925	75,400	604,169	-	-	886,494
Reserve A-2	-	-	336,688	-	-	-	336,688
Capitalized interest	-	-	-	224,038	-	-	224,038
Interest A-1	-	-	12,188	-	-	-	12,188
Revenue A-1	-	-	39,832	-	-	-	39,832
Revenue A-2	-	-	57,800	-	-	-	57,800
Revenue 2020A	-	38,179	-	-	-	-	38,179
Prepayment A-1	-	-	68	-	-	-	68
Prepayment A-2	-	-	1,625,000	-	-	-	1,625,000
Construction	-	-	-	-	236,180	6,870,058	7,106,238
Cost of issuance	-	-	-	7,725	-	-	7,725
Due from general fund	-	322,231	1,133,479	-	-	-	1,455,710
Deposits	1,622	-	-	-	-	-	1,622
Accounts receivable - RH Venture II	52,672	-	59,326	-	-	-	111,998
Accounts receivable - RH Venture III	12,763	-	-	-	-	-	12,763
Ashton oaks HOA	2,103	-	-	-	-	-	2,103
Hampton lake at river hall HOA	550	-	-	-	-	-	550
River hall country club HOA	550	-	-	-	-	-	550
Hampton golf & country club	5,887	-	-	-	-	-	5,887
Cascades at river hall	275	-	-	-	-	-	275
Undeposited funds	52,672	-	59,326	-	-	-	111,998
Total assets	<u>\$2,817,331</u>	<u>\$ 567,335</u>	<u>\$ 3,399,107</u>	<u>\$ 835,932</u>	<u>\$236,180</u>	<u>\$ 6,870,058</u>	<u>\$14,725,943</u>
<b>LIABILITIES AND FUND BALANCES</b>							
Liabilities:							
Due to Developer	\$ 20,404	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,404
Due to debt service fund 2020A	322,231	-	-	-	-	-	322,231
Due to debt service fund 2021A1	586,313	-	-	-	-	-	586,313
Due to debt service fund 2021A2	547,166	-	-	-	-	-	547,166
Total liabilities	<u>1,476,114</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,476,114</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>							
Unearned revenue	52,672	-	59,326	-	-	-	111,998
Deferred receipts	74,800	-	59,326	-	-	-	134,126
Total deferred inflows of resources	<u>127,472</u>	<u>-</u>	<u>118,652</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>246,124</u>
Fund balances:							
Nonspendable							
Prepaid and deposits	1,622	-	-	-	-	-	1,622
Restricted for:							
Debt service	-	567,335	3,280,455	835,932	-	-	4,683,722
Capital projects	-	-	-	-	236,180	6,870,058	7,106,238
Assigned to:							
Operating capital	145,000	-	-	-	-	-	145,000
Disaster recovery	250,000	-	-	-	-	-	250,000
Unassigned	817,123	-	-	-	-	-	817,123
Total fund balances	<u>1,213,745</u>	<u>567,335</u>	<u>3,280,455</u>	<u>835,932</u>	<u>236,180</u>	<u>6,870,058</u>	<u>13,003,705</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 2,817,331</u>	<u>\$ 567,335</u>	<u>\$ 3,399,107</u>	<u>\$ 835,932</u>	<u>\$236,180</u>	<u>\$ 6,870,058</u>	<u>\$ 14,725,943</u>

**RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED NOVEMBER 30, 2023**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll: net	\$ 459,311	\$ 459,311	585,880	78%
Assessment levy: off-roll	-	-	130,870	0%
Miscellaneous hog program shared cost	-	825	16,500	5%
Interest and miscellaneous	26	53	500	11%
Total revenues	<u>459,337</u>	<u>460,189</u>	<u>733,750</u>	63%
<b>EXPENDITURES</b>				
Legislative				
Supervisor	1,000	1,000	12,000	8%
<i>Financial &amp; administrative</i>				
District management	3,750	7,500	45,000	17%
District engineer	2,538	2,538	25,000	10%
Trustee	-	12,094	7,100	170%
Tax collector/property appraiser	4,123	4,123	5,653	73%
Assessment roll prep	375	750	4,500	17%
Auditing services	-	-	3,300	0%
Arbitrage rebate calculation	-	-	650	0%
Public officials liability insurance	-	13,063	13,000	100%
Legal advertising	-	-	1,100	0%
Bank fees	-	-	350	0%
Dues, licenses & fees	-	175	175	100%
Postage	-	-	1,500	0%
ADA website compliance	-	-	210	0%
Website maintenance	-	-	705	0%
<i>Legal counsel</i>				
District counsel	175	175	14,000	1%
Litigation	-	-		
<i>Electric utility services</i>				
Utility services	725	1,434	11,000	13%
Street lights	-	-	2,000	0%
<i>Stormwater control</i>				
Fountain service repairs & maintenance	-	-	7,500	0%
Aquatic maintenance	13,291	39,872	152,465	26%
Hog removal	3,300	3,300	23,000	14%
Lake/pond bank maintenance	-	-	5,000	0%
Stormwater system maintenance	300	300	40,000	1%

**RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED NOVEMBER 30, 2023**

	Current Month	Year to Date	Budget	% of Budget
<i>Other physical environment</i>				
General liability insurance	-	4,647	5,000	93%
Property insurance	-	12,176	10,000	122%
Entry & walls maintenance	-	-	13,100	0%
Landscape maintenance	14,286	14,286	195,000	7%
Irrigation repairs & maintenance	-	-	12,500	0%
Landscape replacement plants, shrubs, trees	4,933	4,933	20,000	25%
Annual mulching	-	-	9,000	0%
Holiday decorations	-	-	12,000	0%
Clock tower maintenance	-	-	1,750	0%
Ornamental lighting & maintenance	-	-	2,000	0%
<i>Road &amp; street facilities</i>				
Street/parking lot sweeping	-	-	750	0%
Street light/decorative light maintenance	-	-	3,500	0%
Roadway repair & maintenance	16,304	16,304	25,000	65%
Sidewalk repair & maintenance	7,072	7,072	2,500	283%
Street sign repair & replacement	-	-	1,500	0%
<i>Contingency</i>				
Miscellaneous contingency	1,100	2,200	50	4400%
Total expenditures	<u>73,272</u>	<u>147,942</u>	<u>688,858</u>	21%
Excess/(deficiency) of revenues over/(under) expenditures	386,065	312,247	44,892	
Fund balances - beginning	827,680	901,498	909,237	
Assigned				
Operating capital	145,000	145,000	145,000	
Disaster recovery	250,000	250,000	250,000	
Unassigned	818,745	818,745	559,129	
Fund balances - ending	<u>\$ 1,213,745</u>	<u>\$ 1,213,745</u>	<u>\$ 954,129</u>	



**RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2020A  
FOR THE PERIOD ENDED NOVEMBER 30, 2023**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Special assessment: on-roll	\$ 322,231	\$ 322,231	\$ 414,720	78%
Interest	1,569	3,075	-	N/A
Total revenues	<u>323,800</u>	<u>325,306</u>	<u>414,720</u>	78%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	-	155,000	0%
Interest	130,237	130,237	260,475	50%
Total debt service	<u>130,237</u>	<u>130,237</u>	<u>415,475</u>	31%
Excess/(deficiency) of revenues over/(under) expenditures	193,563	195,069	(755)	
Fund balances - beginning	373,772	372,266	357,799	
Fund balances - ending	<u>\$ 567,335</u>	<u>\$ 567,335</u>	<u>\$ 357,044</u>	

**RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2021  
FOR THE PERIOD ENDED NOVEMBER 30, 2023**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Special assessment: on-roll	\$ 1,133,480	\$ 1,133,480	\$ 1,461,048	78%
Special assessment: off-roll	-	-	118,652	0%
Assessment prepayments	1,558,561	1,558,561	-	N/A
Interest	3,517	6,890	-	N/A
Total revenues	<u>2,695,558</u>	<u>2,698,931</u>	<u>1,579,700</u>	171%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal (A-1)	-	-	520,000	0%
Principal (A-2)	-	-	565,000	0%
Interest (A-1)	121,125	121,125	242,400	50%
Interest (A-2)	132,750	132,750	265,500	50%
Total expenditures	<u>253,875</u>	<u>253,875</u>	<u>1,592,900</u>	16%
Excess/(deficiency) of revenues over/(under) expenditures	2,441,683	2,445,056	(13,200)	
Fund balances - beginning	838,772	835,399	795,163	
Fund balances - ending	<u>\$ 3,280,455</u>	<u>\$ 3,280,455</u>	<u>\$ 781,963</u>	

**RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2023A  
FOR THE PERIOD ENDED NOVEMBER 30, 2023**

	Current Month	Year To Date
<b>REVENUES</b>	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 <b>EXPENDITURES</b>		
<b>Debt service</b>		
Cost of issuance	153,610	153,610
Underwriter's discount	160,400	160,400
Total debt service	<u>314,010</u>	<u>314,010</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 (314,010)	 (314,010)
 <b>OTHER FINANCING SOURCES/(USES)</b>		
Bond proceeds	1,149,942	1,149,942
Total other financing sources	<u>1,149,942</u>	<u>1,149,942</u>
 Net change in fund balances	 835,932	 835,932
 Fund balances - beginning	 <u>-</u>	 <u>-</u>
Fund balances - ending	<u>\$ 835,932</u>	<u>\$ 835,932</u>

**RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2020A  
FOR THE PERIOD ENDED NOVEMBER 30, 2023**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 989	\$ 1,940
Total revenues	989	1,940
<b>EXPENDITURES</b>		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	989	1,940
Fund balances - beginning	235,191	234,240
Fund balances - ending	\$ 236,180	\$ 236,180

**RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2023A  
FOR THE PERIOD ENDED NOVEMBER 30, 2023**

	<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	-	-
<b>OTHER FINANCING SOURCES/(USES)</b>		
Bond proceeds	<u>6,870,058</u>	<u>6,870,058</u>
Total other financing sources/(uses)	<u>6,870,058</u>	<u>6,870,058</u>
Net change in fund balances	6,870,058	6,870,058
Fund balances - beginning	-	-
Fund balances - ending	<u><u>\$ 6,870,058</u></u>	<u><u>\$ 6,870,058</u></u>

## River Hall Community Development District Check Detail November 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>CBI</b>	<b>11/30/2023</b>	<b>FPL</b>	<b>101.001 · Suntrust-...</b>		<b>-725.41</b>
Bill	02979-06091 111823	11/30/2023		531.431 · Utility Ser...	-178.72	178.72
Bill	82155-24268 111823	11/30/2023		531.431 · Utility Ser...	-546.69	546.69
TOTAL					-725.41	725.41
<b>Check</b>	<b>2774</b>	<b>11/07/2023</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>2775</b>	<b>11/07/2023</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>2776</b>	<b>11/07/2023</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>2777</b>	<b>11/07/2023</b>	<b>ROBERT STARK</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>2778</b>	<b>11/07/2023</b>	<b>DANIEL J BLOCK</b>	<b>101.001 · Suntrust-...</b>		<b>-200.00</b>
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
<b>Bill Pmt -Check</b>	<b>2779</b>	<b>11/17/2023</b>	<b>COLEMAN, YOVA...</b>	<b>101.001 · Suntrust-...</b>		<b>-175.00</b>
Bill	16581-001M 42	11/16/2023		514.100 · Legal Fee...	-175.00	175.00
TOTAL					-175.00	175.00

## River Hall Community Development District Check Detail November 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>2780</b>	<b>11/17/2023</b>	<b>COLLIER PAVING ...</b>	<b>101.001 · Suntrust-...</b>		<b>-23,375.96</b>
Bill	12000	11/16/2023		541.462 · Roadway ... 539.463 · Sidewalk ...	-16,303.68 -7,072.28	16,303.68 7,072.28
TOTAL					-23,375.96	23,375.96
<b>Bill Pmt -Check</b>	<b>2781</b>	<b>11/17/2023</b>	<b>GULFSCAPES LA...</b>	<b>101.001 · Suntrust-...</b>		<b>-14,286.00</b>
Bill	32476	11/16/2023		539.464 · Landscap...	-14,286.00	14,286.00
TOTAL					-14,286.00	14,286.00
<b>Bill Pmt -Check</b>	<b>2782</b>	<b>11/17/2023</b>	<b>LEE COUNTY SHE...</b>	<b>101.001 · Suntrust-...</b>		<b>-1,100.00</b>
Bill	32753	11/16/2023		519.490 · Continge...	-1,100.00	1,100.00
TOTAL					-1,100.00	1,100.00
<b>Bill Pmt -Check</b>	<b>2783</b>	<b>11/17/2023</b>	<b>M.R.I. UNDERWAT...</b>	<b>101.001 · Suntrust-...</b>		<b>-300.00</b>
Bill	4260	11/16/2023		538.463 · Stormwat...	-300.00	300.00
TOTAL					-300.00	300.00
<b>Bill Pmt -Check</b>	<b>2784</b>	<b>11/17/2023</b>	<b>SUPERIOR WATE...</b>	<b>101.001 · Suntrust-...</b>		<b>-13,290.78</b>
Bill	90891	11/16/2023		538.461 · Aquatic M...	-13,290.78	13,290.78
TOTAL					-13,290.78	13,290.78
<b>Bill Pmt -Check</b>	<b>2785</b>	<b>11/17/2023</b>	<b>SWINE SOLUTIONS</b>	<b>101.001 · Suntrust-...</b>		<b>-1,650.00</b>
Bill	444	11/16/2023		538.465 · Hog Rem...	-1,650.00	1,650.00
TOTAL					-1,650.00	1,650.00
<b>Bill Pmt -Check</b>	<b>2786</b>	<b>11/17/2023</b>	<b>WRATHELL, HUNT...</b>	<b>101.001 · Suntrust-...</b>		<b>-4,125.00</b>
Bill	2023-1746	11/16/2023		512.311 · Managem... 513.310 · Assessm...	-3,750.00 -375.00	3,750.00 375.00
TOTAL					-4,125.00	4,125.00

**River Hall Community Development District**  
**Check Detail**  
**November 2023**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>2787</b>	<b>11/30/2023</b>	<b>GULFSCAPES LA...</b>	<b>101.001 · Suntrust-...</b>		<b>-4,933.00</b>
Bill	32527	11/30/2023		539.468 · Landscap...	-4,933.00	4,933.00
TOTAL					-4,933.00	4,933.00
<b>Bill Pmt -Check</b>	<b>2788</b>	<b>11/30/2023</b>	<b>HOLE MONTES</b>	<b>101.001 · Suntrust-...</b>		<b>-6,901.56</b>
Bill	91535	09/30/2023		519.320 · Engineeri...	-775.00	775.00
Bill	91743	09/30/2023		519.320 · Engineeri...	-1,353.66	1,353.66
Bill	91992	09/30/2023		519.320 · Engineeri...	-2,235.40	2,235.40
Bill	92298	11/30/2023		519.320 · Engineeri...	-2,537.50	2,537.50
TOTAL					-6,901.56	6,901.56
<b>Bill Pmt -Check</b>	<b>2789</b>	<b>11/30/2023</b>	<b>SWINE SOLUTIONS</b>	<b>101.001 · Suntrust-...</b>		<b>-1,650.00</b>
Bill	450	11/30/2023		538.465 · Hog Rem...	-1,650.00	1,650.00
TOTAL					-1,650.00	1,650.00



# River Hall Attendance 11.2.23

ID 1243195858, created by Cleo Adams on Nov 3 at 11:03 AM

**Location**

Board Pay

**Status**

Active

**Assignees**

Chloe Hiteshew

**Dates**

Nov 3 (1d)

---

**Description**

Good Morning.

The following were in attendance yesterday.

Asfour

Morash

Mitchell

Stark

Block

---

**Cleo Adams** Nov 3 11:03 AM

Scheduled task for Nov 3 (1d)

Included task into Board Pay

Assigned task to Cleo Adams

**Katherine Bradshaw** Nov 3 11:19 AM

Reassigned task from Cleo Adams to Chloe Hiteshew

Superior Waterway Services, INC.  
 6701 Garden Rd, Suite #1  
 Riviera Beach FL 33404

# INVOICE

**DATE**  
 11/1/2023

**INVOICE #**  
 90891

**BILL TO**

River Hall CDD  
 C/o: Wrathell, Hunt and Associates, LLC  
 9220 Bonita Beach Rd SE UNIT 214  
 Bonita Springs, FL 34135  
 Attn: Shane Willis

P.O. No.	Terms
November ...	Net 30

QTY	DESCRIPTION	RATE	AMOUNT
	Lake Maintenance-Algae and Aquatic Plant Control for 65 Lakes	13,290.78	13,290.78
	Included in Cost: Wetland / Conservation Maintenance Fixed Structure Review/ Report Littoral Maintenance Fountain Maintenance		
	Lee County Tax	7.00%	0.00
<b>AQUATIC MAINTENANCE</b>			
			<i>SW</i>

<b>Subtotal</b>	\$13,290.78
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	<b>\$13,290.78</b>

Office: (561) 844-0248 Fax: (561) 844-9629  
[www.superiorwaterway.com](http://www.superiorwaterway.com)

Thank you for your business.  
 Please note that there will be an additional processing fee of 3.5% for all payments made using a credit card.



# Invoice

24520 Production Circle  
Suite 3  
Bonita Springs, FL 34135

Phone # (239) 591-5903    accounting@collierpave.com  
Fax # (239) 280-0762    www.collierpave.com

Date	Invoice #
10/27/2023	12000

Bill To
River Hall CDD C/O Wrathell, Hunt & Associates LLC 9220 Bonita Beach Rd, Suite 214 Bonita Springs, FL 34135

Project
71153*23-145 River Hall Roadway Inspectio

P.O. No.	Terms	Due Date
	Net 30	11/26/2023

Description	Quantity	U/M	Unit	Rate	Amount
Mobilization, General Conditions	1		LS	3,649.50	3,649.50
Misc. Asphalt Replacement (Paver Patches)	242		SY	52.29	12,654.18
Grind Concrete Sidewalk with concrete grinder	25		LF	25.00	625.00
Misc. Concrete Patching	4		EA	382.87	1,531.48
Demo Existing Concrete Curbing & Sidewalk	30		LF	94.71	2,841.30
Form & Pour 3' Valley Gutter & Sidewalk	30		LF	69.15	2,074.50

Approved  
by the Board  
4/6/23

Code to:  
Roadway Repair  
and Maint.  
\$16,303.68

4/9/23

Code to:  
Sidewalk  
Repair &  
Maint

OK of

Thank you for your Business!	<b>Total</b>	23,375.96
	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$23,375.96

# INVOICE

Swine Solutions  
12013 Rose Ln  
Riverview, FL 33569

Thomas@swinesolutionsfl.com  
+1 (813) 220-5878  
https://www.SwineSolutionsFL.com



# Swine Solutions

## River Hall CDD

### Bill to

River Hall CDD  
9220 Bonita Beach Road  
Suite 214  
Bonita Springs  
FL  
34135

### Ship to

River Hall CDD  
9220 Bonita Beach Road  
Suite 214  
Bonita Springs  
FL  
34135

### Invoice details

Invoice no.: 444  
Invoice date: 10/24/2023  
Due date: 10/24/2023

#	Date	Product or service	SKU	Qty	Rate	Amount
1.		Monthly Trapping Service Monthly Trapping Service			\$1,650.00	\$1,650.00

Total

SW

\$1,650.00

### Ways to pay



### Note to customer

Thank you for your business.

## STORMWATER CONTROL HOG REMOVAL

Pay invoice

Gulfscapes Landscape  
Management Services  
PO Box 366757  
Bonita Springs, FL 34136 US  
239-455-4911

# Invoice 32476



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

<b>DATE</b> 10/31/2023	<b>PLEASE PAY</b> <b>\$14,286.00</b>	<b>DUE DATE</b> 11/30/2023
---------------------------	---	-------------------------------

DESCRIPTION	AMOUNT
Monthly Landscape Maintenance for October 2023	14,286.00
SUBTOTAL	14,286.00
TAX	0.00
TOTAL	14,286.00

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

THANK YOU.

**LANDSCAPE MAINTENANCE**

Description	Quantity	Price	UOM	Original Bill	DEVELOPMENT DIST. #8991		Amount Due
					Adjusted	Paid	
Marked or Unmarked Patrol Vehicle - Flat Rate per Detail	1.00	\$15.00	EACH	\$15.00	\$0.00	\$0.00	\$15.00
Marked or Unmarked Patrol Vehicle - Flat Rate per Detail	1.00	\$15.00	EACH	\$15.00	\$0.00	\$0.00	\$15.00
Marked or Unmarked Patrol Vehicle - Flat Rate per Detail	1.00	\$15.00	EACH	\$15.00	\$0.00	\$0.00	\$15.00
Marked or Unmarked Patrol Vehicle - Flat Rate per Detail	1.00	\$15.00	EACH	\$15.00	\$0.00	\$0.00	\$15.00
Traffic w/vehicle - Jonathon Miller from 10/17/2023 07:00:00 to 10/17/2023 11:00:00	4.00	\$65.00	EACH	\$260.00	\$0.00	\$0.00	\$260.00
Traffic w/vehicle - Daniel Taverna from 10/19/2023 14:00:00 to 10/19/2023 18:00:00	4.00	\$65.00	EACH	\$260.00	\$0.00	\$0.00	\$260.00
Traffic w/vehicle - Kyle Deak from 10/23/2023 14:00:00 to 10/23/2023 18:00:00	4.00	\$65.00	EACH	\$260.00	\$0.00	\$0.00	\$260.00
Traffic w/vehicle - Jonathon Miller from 10/27/2023 07:00:00 to 10/27/2023 11:00:00	4.00	\$65.00	EACH	\$260.00	\$0.00	\$0.00	\$260.00

**CONTINGENCIES**

The Lee County Sheriff's Office is requesting all customers provide an email address where future invoices and statements will be sent. Please send an email to [AR@sheriffleefl.org](mailto:AR@sheriffleefl.org) include your customer number and email address. Thank you!

This account is due and payable to: Office of the Sheriff, Lee County upon receipt.	<b>Invoice Total:</b>	<b>\$1,100.00</b> <i>SW</i>
---	-----------------------	-----------------------------

PLEASE RETURN BOTTOM PORTION WITH PAYMENT

Mail your remittance to:



**Office of the Sheriff, Lee County**

14750 Six Mile Cypress Parkway  
 Fort Myers, FL 33912  
 (239) 477-1351  
[AR@Sheriffleefl.org](mailto:AR@Sheriffleefl.org)  
 TIN 59-6000705

<b>Invoice Date</b>	<b>Invoice No.</b>
10/30/2023	32753
<b>Customer Number</b>	
8991	
<b>Invoice Total Due</b>	
\$1,100.00	
<b>Amount Paid</b>	

8991  
 RIVERHALL COMMUNITY DEVELOPMENT DIST  
 ATTN: SHANE WILLIS 9220 BONITA BEACH RD SUITE 214  
 BONITA SPRINGS, FL 34135

**Due Upon Receipt**

# INVOICE Overflow Report

Invoice Date: 10/30/2023

Customer Number: 8991

OFF-DUTY DETAIL

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

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

Page: 1  
November 15, 2023  
File No: 16581-001M  
Statement No: 42

Attn: Debbie Tudor

Gen Rep

Previous Balance \$2,557.50

Fees

10/06/2023	GLU	Review and respond to email correspondence from Cleo Adams on Solitude communication	87.50
10/09/2023	GLU	Review and respond to email correspondence from Cleo Adams on Solitude; Review additional back-up Professional Fees through 11/15/2023	87.50 <u>175.00</u>
		Total Current Work	175.00

Payments

		Total Payments Through 11/15/2023	-2,557.50
		Balance Due (includes previous balance, if any)	<u>\$175.00</u>





**M.R.I. Underwater Specialists, Inc.**  
 5570 Zip Dr.  
 Fort Myers, FL. 33905  
 239-984-5241 Office  
 239-707-5034 cell  
 239-236-1234 fax



Date	Invoice #
11/1/2023	4260

**Due Date 12/1/2023**

**Bill To:**

**Invoice**

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

**Job Name**

L-3-3/CS B3-3  
 Culvert at Windsor Way  
 Physical Inspection

**P.O. No.**

**Terms**

Net 30

Quantity	Description	Rate	Amount
1	<p>Total cost to physically inspect specified storm structures (1) Line at Structure CS B3-3 and mitered end at Windsor Way. We utilized a diver to enter each structure to inspect the condition and determine the amount of sand, debris, and blockage within the system. We have provided an inspection report of our findings and a proposal to clean all structures that contain 25% or more sand, debris, and blockage. This price includes all labor, material and equipment needed to complete this job per proposal #4386.</p> <p>Report:            Line CSB-3-3 30' Pipe Clean                              3-2 30' Pipe 10% Sand &amp; Debris</p> <p>Culvert Pipe at Windsor Way 100' length 10% Sand &amp; Debris No Blockage</p> <p>Stormwater Control            Stormwater System Maintenance</p> <p>Revised. 11.7.23</p>	300.00	300.00

<b>Total</b>	<b>\$300.00</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$300.00</b>

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

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



**M.R.I. Underwater Specialists, Inc.**



5570 Zip Dr.

Fort Myers, Fl. 33905

239-984-5241 Office

239-707-5034 cell

239-236-1234 fax

Certified General Contractors- CGC 1507963

## River Hall Windsor Way Inspection



Thank you,

*Mike Radford*

Mike Radford

M.R.I. Underwater Specialist

239-984-5241



# M.R.I. Underwater Specialists, Inc.

5570 Zip Dr.

Fort Myers, Fl. 33905

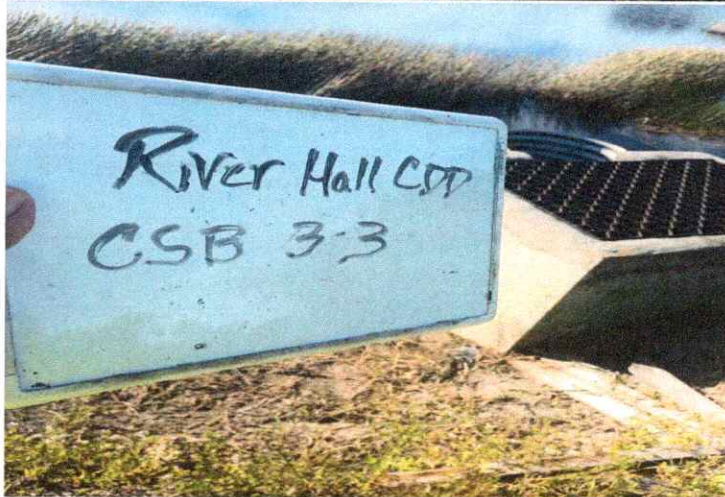
239-984-5241 Office

239-707-5034 cell

239-236-1234 fax

Certified General Contractors- CGC 1507963

## River Hall CDD – CSB 3-3



Thank you,

*Mike Radford*

Mike Radford

M.R.I. Underwater Specialist

239-984-5241

# Wrathell, Hunt & Associates, LLC

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

# Invoice

Date	Invoice #
11/1/2023	2023-1746

<b>Bill To:</b>
River Hall CDD PO Box 810036 Boca Raton, FL 334811

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

# INVOICE

Swine Solutions  
12013 Rose Ln  
Riverview, FL 33569

Thomas@swinesolutionsfl.com  
+1 (813) 220-5878  
https://www.SwineSolutionsFL.com



# Swine Solutions

## River Hall CDD

### Bill to

River Hall CDD  
9220 Bonita Beach Road  
Suite 214  
Bonita Springs  
FL  
34135

### Ship to

River Hall CDD  
9220 Bonita Beach Road  
Suite 214  
Bonita Springs  
FL  
34135

### Invoice details

Invoice no.: 450  
Invoice date: 11/24/2023  
Due date: 11/24/2023

#	Date	Product or service	SKU	Qty	Rate	Amount
1.		Monthly Trapping Service Monthly Trapping Service			\$1,650.00	\$1,650.00

Total

*SW* \$1,650.00

### Ways to pay



### Note to customer

Thank you for your business.

Pay invoice

## STORMWATER CONTROL HOG REMOVAL



September 1, 2023  
Invoice No. 91743  
Project No. 2015012

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

**River Hall CDD**

**For Services Rendered From August 1, 2023 to August 31, 2023**

General Services - Cor with Collier Paving for updated proposal for River Hall Parkway and sidewalk repairs, site visit to inspect completed berm repairs in Hampton Lakes, FPL Easement and review drainage inlets in Hampton Circle prior to storm, Review correspondence on standing water in Hampton Lakes, attend board meeting

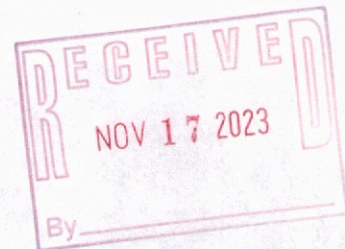
	Hours	Rate	Amount
Z-General Services			
Engineer VII	7.75	170.00	\$1,317.50
<b>Subtotal</b>	<b>7.75</b>		<b>\$1,317.50</b>
	7.75		\$1,317.50

**Reimbursable**

	Amount
Mileage	\$36.16
<b>Total Reimbursable</b>	<b>\$36.16</b>

**Total Amount Due This Invoice** **\$1,353.66**

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





October 2, 2023  
**Invoice No. 91992**  
 Project No. 2015012

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

**River Hall CDD**

**For Services Rendered From September 1, 2023 to September 30, 2023**

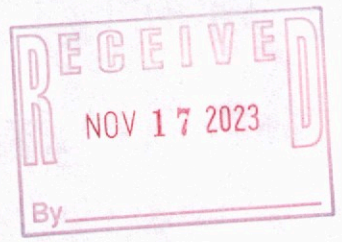
General Services - Attend Board Meeting, Prepare Lake Maintenance Exhibit, Prepare NPDES annual report, Coordinate on Lakes owned and maintained with Felipe L.

	Hours	Rate	Amount
Z-General Services			
Engineer VII	7.25	170.00	\$1,232.50
Engineer V	3.00	140.00	\$420.00
Clerical	7.75	70.00	\$542.50
<b>Subtotal</b>	<b>18.00</b>		<b>\$2,195.00</b>
	<b>18.00</b>		<b>\$2,195.00</b>

	Amount
Miscellaneous Expenses	\$40.40
<b>Total Reimbursable</b>	<b>\$40.40</b>

**Total Amount Due This Invoice** **\$2,235.40**

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





**Electric Bill Statement**

**For:** Oct 20, 2023 to Nov 18, 2023 (29 days)

**Statement Date:** Nov 18, 2023

**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**

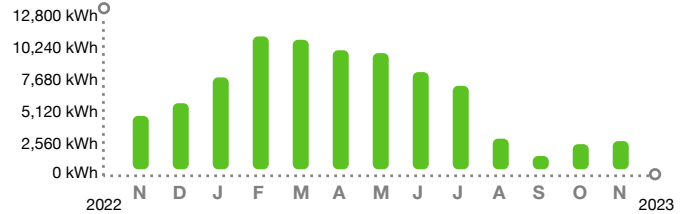
**\$546.69**

TOTAL AMOUNT YOU OWE

**Dec 11, 2023**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY**



**BILL SUMMARY**

Amount of your last bill	527.59
Payments received	-527.59
Balance before new charges	0.00
<hr/>	
Total new charges	546.69
<b>Total amount you owe</b>	<b>\$546.69</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after February 09, 2024 is considered LATE; a late payment charge of 1% will apply.

Subscribe to FPL SolarTogether® and enjoy solar energy with zero upfront costs and no rooftop panels. Available if you lease or own.

[FPL.com/SolarTogetherSMB](https://www.fpl.com/SolarTogetherSMB)

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

5314821552426809664500000

The amount enclosed includes the following donation:

**FPL Care To Share:** \_\_\_\_\_

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

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

FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001

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

82155-24268	\$546.69	Dec 11, 2023	\$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED





### BILL DETAILS

Amount of your last bill	527.59
Payment received - Thank you	-527.59
Balance before new charges	\$0.00
<b>New Charges</b>	
Rate: GSD-1 GENERAL SERVICE DEMAND /per Contract	
Base charge:	\$29.98
Non-fuel: (\$0.034670 per kWh)	\$85.32
Fuel: (\$0.031510 per kWh)	\$77.55
Demand: (\$12.65 per KW)	\$316.25
Electric service amount	509.10
Gross receipts tax (State tax)	13.06
Franchise fee (Reqd local fee)	24.14
Taxes and charges	37.20
Regulatory fee (State fee)	0.39
Total new charges	\$546.69
<b>Total amount you owe</b>	<b>\$546.69</b>

### METER SUMMARY

Meter reading - Meter KCJ5863. Next meter reading Dec 19, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	65722		63261		2461
	10.61				
Actual demand					11
Contract demand					25

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Nov 18, 2023	Oct 20, 2023	Nov 18, 2022
kWh Used	2461	2192	4661
Service days	29	30	29
kWh/day	84	73	160
Amount	\$546.69	\$527.59	\$672.59

### KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

### Download the app

Get instant, secure access to outage and billing info from your mobile device.

[Download now >](#)

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Receive a monthly bill credit by allowing FPL Business On Call® to cycle off your A/C when necessary.

[See if you qualify >](#)

### Outstanding reliability

For the seventh time in eight years, FPL earned top national honors for service reliability.

[See 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:** Oct 20, 2023 to Nov 18, 2023 (29 days)

**Statement Date:** Nov 18, 2023

**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**

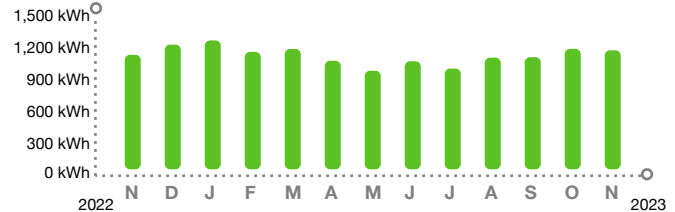
**\$178.72**

TOTAL AMOUNT YOU OWE

**Dec 11, 2023**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY**



**BILL SUMMARY**

Amount of your last bill	180.75
Payments received	-180.75
Balance before new charges	0.00
<hr/>	
Total new charges	178.72
<b>Total amount you owe</b>	<b>\$178.72</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after February 09, 2024 is considered LATE; a late payment charge of 1% will apply.

Subscribe to FPL SolarTogether® and enjoy solar energy with zero upfront costs and no rooftop panels. Available if you lease or own.

[FPL.com/SolarTogetherSMB](https://www.fpl.com/SolarTogetherSMB)

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

5314029790609122787100000

The amount enclosed includes the following donation:

**FPL Care To Share:** \_\_\_\_\_

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

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

FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001

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

02979-06091  
ACCOUNT NUMBER

\$178.72  
TOTAL AMOUNT YOU OWE

Dec 11, 2023  
NEW CHARGES DUE BY

\$  
AMOUNT ENCLOSED



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

**BILL DETAILS**

Amount of your last bill	180.75
Payment received - Thank you	-180.75
Balance before new charges	\$0.00

**New Charges**

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.68
Non-fuel: (\$0.094820 per kWh)	\$115.40
Fuel: (\$0.031510 per kWh)	\$38.35
Electric service amount	166.43
Gross receipts tax (State tax)	4.27
Franchise fee (Reqd local fee)	7.89
Taxes and charges	12.16
Regulatory fee (State fee)	0.13
<b>Total new charges</b>	<b>\$178.72</b>
<b>Total amount you owe</b>	<b>\$178.72</b>

**METER SUMMARY**

Meter reading - Meter KG85078. Next meter reading Dec 19, 2023.

<b>Usage Type</b>	<b>Current</b>	-	<b>Previous</b>	=	<b>Usage</b>
kWh used	27110		25893		1217

**ENERGY USAGE COMPARISON**

	<b>This Month</b>	<b>Last Month</b>	<b>Last Year</b>
Service to	Nov 18, 2023	Oct 20, 2023	Nov 18, 2022
kWh Used	1217	1232	1171
Service days	29	30	29
kWh/day	41	41	40
Amount	\$178.72	\$180.75	\$154.73

**KEEP IN MIND**

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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**Watch savings add up**

Receive a monthly bill credit by allowing FPL Business On Call® to cycle off your A/C when necessary.

[See if you qualify >](#)

**Outstanding reliability**

For the seventh time in eight years, FPL earned top national honors for service reliability.

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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.



August 2, 2023  
**Invoice No. 91535**  
Project No. 2015012

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

**River Hall CDD**

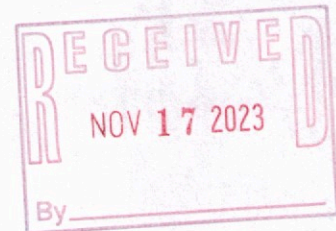
**For Services Rendered From July 1, 2023 to July 31, 2023**

General Services - Attend Board Meeting, Prepare no parking exhibit for south side of River Hall Parkway, forward to Lykins and Cleo for installation

	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Z-General Services			
Engineer VII	2.50	170.00	\$425.00
Engineer V	2.50	140.00	\$350.00
<b>Subtotal</b>	<b>5.00</b>		<b>\$775.00</b>
	<b>5.00</b>		<b>\$775.00</b>

**Total Amount Due This Invoice** **\$775.00**

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



Gulfscapes Landscape  
Management Services  
PO Box 366757  
Bonita Springs, FL 34136 US  
239-455-4911

# Invoice 32527



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

<b>DATE</b> 11/13/2023	<b>PLEASE PAY</b> <b>\$4,933.00</b>	<b>DUE DATE</b> 12/13/2023
---------------------------	--	-------------------------------

DESCRIPTION	AMOUNT
Pole 37 removes declining viburnum hedge and add 8-15 gal Quave Trees	880.00
pole 39 Remove declining Viburnums hedge and add 50-3gal dazzle arbacolas	900.00
Pole 43 remove flax Lillies and add 80-3gal Dazzle Arbacolas	1,440.00
Pole 34 remove Juniper on the bull nose and add 36-3gal New river Bougs (pink)	648.00
Pole 18 Remove declining Viburnums hedge and install 50 - 3 gal thrialis	900.00
Pinestraw	165.00

SUBTOTAL	4,933.00
TAX	0.00
TOTAL	4,933.00

TOTAL DUE *SW* **\$4,933.00**

THANK YOU.

**Landscape replacement plants, shrubs, trees**



November 3, 2023  
Invoice No. 92298  
Project No. 2015012

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

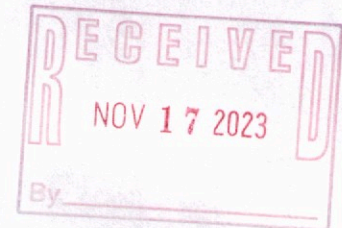
**River Hall CDD**

**For Services Rendered From October 1, 2023 to October 31, 2023**

General Services - Prepare and submit Final NPDES Annual Report, Review draft pay application from Barraco, Correspond with Collier Paving on repairs to Parkway, Site visit to review status of repairs

	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Z-General Services			
Engineer VII	8.75	170.00	\$1,487.50
Engineer V	7.50	140.00	\$1,050.00
<b>Subtotal</b>	<b>16.25</b>		<b>\$2,537.50</b>
	<b>16.25</b>		<b>\$2,537.50</b>
<b>Total Amount Due This Invoice</b>			<b>\$2,537.50</b>

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



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

**MINUTES**

**DRAFT**

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

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The Board of Supervisors of the River Hall Community Development District held a Regular Meeting on December 7, 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
Daniel J. Block	Assistant Secretary
Paul D. Asfour	Assistant Secretary
Michael Morash	Assistant Secretary

**Also present:**

Chuck Adams	District Manager
Cleo Adams	District Manager
Shane Willis (via telephone)	Operations Manager
Greg Urbancic (via telephone)	District Counsel
John Baker	District Engineer
James (Jim) Sickels	Resident
Kim Tempesta	Resident
Tony Wilson	Resident
Karen Asfour	Resident
Sally Shown	Resident
George Ware	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 3:33 p.m. All Supervisors were present.

**SECOND ORDER OF BUSINESS**

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



38 Resident Jim Sickels discussed his concerns and suggestions regarding the planned  
39 placement of school signs and the lack of sight distances indicated in the plans, based upon his  
40 prior engineering experience. He stated he sent his suggestions to Mr. Grady Miars.

41 Mrs. Adams stated this topic will be discussed later in the meeting.

42 Resident Kim Tempesta discussed ongoing communications with Mr. Willis about lake  
43 bank erosion and remediations on her property. Mrs. Adams stated this will be discussed during  
44 the Eighth Order of Business.

45 Resident Tony Wilson asked for the status of his previous request for the Sheriff to place  
46 a speed monitor on SR-80. Mr. Willis stated the request was made of the Sheriff multiple times  
47 but the CDD can only make the request. The CDD engaged a Deputy to patrol and for  
48 enforcement, twice a week on a random rotation basis.

49 Mr. Wilson asked if any ordinance limits the number of home units if a community only  
50 has one entrance. Mr. Urbancic stated he is not aware of any such ordinance; it might be  
51 related to the Development Order.

52 Mr. Wilson asked if sewer covers are an HOA issue. Mr. Mitchell replied affirmatively.

53 Asked for the desired location of the speed monitor that was requested, Mr. Willis  
54 stated it was requested for Palm Beach Boulevard, as the CDD already engages with the Sheriff  
55 for River Hall Parkway.

56

57 **THIRD ORDER OF BUSINESS**

**Developer Update**

58

59 Mr. Adams stated that Mr. Miars was unable to attend; he will inform him of any issues.

60

61 **FOURTH ORDER OF BUSINESS**

**Continued Discussion/Consideration of  
GulfScapes Landscape Management  
Services Proposal #4338 [Bougainvillea  
Installation]**

62

63

64

65

66 Mrs. Adams distributed additional proposals.

67 Mr. Willis presented GulfScapes Proposal #4338 and additional proposals and stated,  
68 until the issue of the need to access the HOA’s dripline is resolved, a final proposal price cannot

69 be obtained and installation cannot proceed. None of the vendors will warranty plantings  
70 without a dripline.

71 Discussion ensued regarding the CDD’s need to access the dripline, the HOA’s refusal to  
72 discuss what it perceives to be a CDD issue, trespassers, irrigation, easements, etc.

73 Mr. Block will speak with Hampton Lakes HOA regarding the need to tie in irrigation.

74 Mr. Willis will obtain additional proposals with fewer and/or smaller plants.

75 This item was deferred to the next meeting.

76

77 **FIFTH ORDER OF BUSINESS** **Discussion/Consideration of MRI**  
78 **Inspection, LLC Estimate #4217 for HOA**  
79 **Stormwater System Inspections**  
80

81 The Board and Staff discussed MRI Inspection, LLC Estimate #4217.

82

83 **On MOTION by Mr. Asfour and seconded by Mr. Morash, with all in favor, MRI**  
84 **Inspection, LLC Estimate #4217 for HOA Stormwater System Inspections, in the**  
85 **amount of \$5,000, was approved.**

86

87

88 • **Discussion/Consideration of Holding Workshop with HOAs After the Holidays**

89 The consensus was that a workshop is needed. No action was taken.

90

91 **SIXTH ORDER OF BUSINESS** **Consideration of Proposal to**  
92 **Repair/Replace Construction Fence at**  
93 **Cascades**  
94

95 Resident Sally Shown asked why the CDD would replace the fence since The Cascades  
96 broke off from the CDD. Mr. Asfour stated the easement is CDD property.

97 Mr. Willis will request a proposal in advance of the next meeting.

98 This item will be included on the next agenda.

99

100 **SEVENTH ORDER OF BUSINESS** **Discussion: Proposed Traffic Control**  
101 **Project on Parkway for Proposed**  
102 **Townhome Project**

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Mr. Stark presented his findings that were emailed to the Board regarding County permit filings indicating that GreenPointe applied to build 202 townhomes along the Parkway, between the firehouse and the school. He discussed South Florida Water Management District (SFWMD) permit filings and noted that the CDD is not indicated as a concerned party.

Mr. Adams stated that can be remedied.

Mr. Stark suggested notifying the County that the CDD wants to install a stop sign, in the short term, so that issues can be reviewed. He is concerned about a blind spot at a proposed entrance and noted that no stop signs or traffic improvements are on the current plans.

Discussion ensued regarding the need for resident and Fire Department input, the Engineer’s comments and a letter from District Counsel. Concerns about impacts to emergency response and traffic impact and the need for a traffic study were discussed.

Mr. Urbancic asked if a Traffic Study is a requirement and if the project is in the Development Order (DO) stage such that the District Engineer can inform the County of the CDD’s concerns and establish its position as a stakeholder.

Direct impact to the CDD and the need for the CDD to have input were discussed.

Mr. Urbancic noted that the CDD does not have permitting authority and discussed the need to determine how to address ownership and operation of the roadway.

Based on his experience in other such situations Mr. Baker stated he believes it is early in the process and that the County will have comments on the five intersections. Typically, with a DO submittal, the CDD should be able to be added as an Interested Party and a Principal Reviewer should serve as a point of contact.

Discussion ensued regarding the plans and drawings.

Mr. Adams stated some changes to CDD roadways, which will require CDD approval, might ultimately be needed.

Mr. Urbancic will speak with Mr. Krebs and Mr. Baker to determine the best means of establishing the CDD’s position. The Board will be copied on the communication sent.

**EIGHTH ORDER OF BUSINESS**

**Discussion: Chestnut Grove Erosion**

133 Mrs. Adams referred to comments included in Mr. Willis' Operations Report regarding  
134 Lake 3-5B. The matter has been discussed many times; erosion repairs are necessary on the  
135 resident's property. The CDD cannot perform its bank restoration work there until the resident  
136 addresses their issues; continual sheet flow from the resident's property is eroding the CDD's  
137 lake bank. Mr. Asfour asked if that sheet flow is causing the sink hole. Mrs. Adams replied  
138 affirmatively.

139 Mr. Willis stated the CDD is prepared to proceed and have the lank bank restored but, if  
140 the resident does not address the issue and sheet flow continues, additional repairs will be  
141 necessary in six months. As has been done in multiple locations in the CDD and across  
142 properties in southwest Florida, the process is that homeowners must first make the repair to  
143 their property to fix the cause of the erosion and then the CDD repairs the lake bank.

144 Discussion ensued regarding Ms. Tempesta's property, the neighbor's property, repairs  
145 done by the builder, sheet flow flowing from the resident's property and resulting erosion.

146 The District Engineer was directed to inspect the property and submit a report at the  
147 next meeting. This item will be included on the next agenda.

148

149 **NINTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial  
Statements as of October 31, 2023**

150

151

152 It was noted that the "Miscellaneous contingency" is at 2200% of budget because a  
153 specific account does not exist to account for the expense of the off-duty patrols. A line item  
154 will be created in the budget for this expense.

155 Asked if the HOAs are sharing the cost of hog removal, Mrs. Adams stated that only two  
156 of the six signatures were returned. Mr. Willis stated he will contact the HOAs again.

157 The financials were accepted.

158

159 **TENTH ORDER OF BUSINESS**

**Approval of Minutes**

160

161 **A. November 2, 2023 Regular Meeting**

162 The following changes were made:

163 Line 146: Change "Mitchell" to "Stark"

164 Line 174: Change “shopping” to “town house”

165

166 **On MOTION by Mr. Morash and seconded by Mr. Asfour, with all in favor, the**  
167 **November 2, 2023 Regular Meeting Minutes, as amended, were approved.**

168

169

170 Mrs. Adams asked Board Members to state their names each time they speak and make  
171 motions, which will help with transcription of the minutes.

172 **B. November 16, 2023 Continued Regular Meeting**

173 The following change was made:

174 Line 158: Change “Portico” to “Cascades”

175

176 **On MOTION by Mr. Asfour and seconded by Mr. Morash, with all in favor, the**  
177 **November 16, 2023 Continued Regular Meeting Minutes, as amended, were**  
178 **approved.**

179

180

181 **ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

182

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

184 Mr. Baker distributed a Change Order to Collier Paving Job #71153 reflecting revisions to  
185 the number of square feet of sidewalk to be repaired, and the cost of the construction  
186 entrance, which should be borne by the builder.

187 Discussion ensued regarding the repairs, treatment of tree roots, liability issues and  
188 repair versus replacement of concrete sidewalk.

189 Mr. Asfour asked if Collier Paving is trusted enough not to charge the full amount  
190 unnecessarily. Mr. Baker replied affirmatively.

191

192 **On MOTION by Mr. Stark and seconded by Mr. Block, with all in favor, the**  
193 **deductive Change Order to Collier Paving Job #71153 by \$2,175.75, reducing**  
194 **the not-to-exceed total to \$10,272.55, was approved.**

195

196

197 • **Continued Discussion: Roadside Catch Basin Ownership Responsibility**

198 Mr. Baker stated Mr. Krebs advised that there is no new correspondence regarding  
199 existing drainage ownership.

200 Mr. Baker discussed an email about Brazilian Peppers in Sagittaria Lane common areas  
201 for which he and Mr. Krebs researched ownership. He read a portion of the Warranty Deed  
202 from when the area was conveyed to the CDD, which states “the Grantor does hereby covenant  
203 with Grantee that the property is free from all liens and encumbrances, except for taxes for the  
204 year 2011 and subsequent years, easements, covenants, conditions, restrictions, reservations  
205 and other matters of record.” He stated one of the matters of record is the Plat for those  
206 parcels. In the Plat, those areas are dedicated to the HOA; non-exclusive easements in the  
207 Tracts involved for drainage, lake access and landscape purposes including installation.  
208 Association shall be responsible for the maintenance and repair of such tracts. Such tracts are  
209 subject to the terms and conditions of the Declaration of Covenants and Restrictions of River  
210 Hall Country Club.

211 Mr. Baker stated it appears to Hole Montes that the CDD owns those tracts and the HOA  
212 has assigned maintenance rights for the landscaping.

213 All were in agreement. This matter will be discussed with the HOA.

214 Discussion ensued regarding installation of the fence, the presence of Brazilian Peppers  
215 on the berm and the location of the fence in relation to the Florida Power & Light (FPL)  
216 easement.

217 Mrs. Adams stated Mr. Willis is addressing the Brazilian Pepper issue. Mr. Adams opined  
218 that it would be easier to remove the Brazilian Pepper before proceeding with installation.

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

220 Mr. Urbancic stated that he is monitoring new bills being discussed in the new  
221 Legislative Session. One bill would increase the Limited Waiver of Sovereign Immunity and  
222 another bill would expand the ability for Credit Unions to become Qualified Public Depositories  
223 (QPDs). Updates will be provided as they become available.

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

225 Mrs. Adams reported the following:

226 ➤ Pressure cleaning was completed last Friday and Saturday.

- 227 ➤ Street sweeping occurred today.
- 228 ➤ Landscaping turf will be fertilized in December.
- 229 ➤ Palm pruning was completed in November.
- 230 ➤ Pine straw will be installed next week.
- 231 ➤ Hardwoods will be trimmed in January.

232 • **NEXT MEETING DATE: December 7, 2023 at 3:30 PM**

233 ○ **QUORUM CHECK**

234 The next meeting will be held on December 7, 2023, unless canceled.

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

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

- 237 ➤ The fountains were repaired and the timers were re-set for the fountain to run daily  
238 from 9:00 a.m. to 10:00 p.m. Since that occurred, no calls or emails were received regarding  
239 the fountains.
- 240 ➤ The Sagittaria fence was discussed and approved at the last meeting. He executed the  
241 contract with Carter Fence and installation is expected in mid-January to the third week of  
242 January. Vegetation will be removed as necessary to enable installation of the fence.

243

244 **TWELFTH ORDER OF BUSINESS**

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

245

246

247 Resident George Ware asked for the turnover dates for the three communities. Mr.  
248 Adams stated that is an HOA matter; he does not know the dates. Mr. Ware asked what is to  
249 keep the HOAs, which are currently run by a majority of Developer representatives, from  
250 stalling with the CDD. He asked if the CDD can force the HOAs to respond to the issues now.

251 It was noted that the Report authorized today will identify issues.

252 Jim Sickles thanked the Board Members for their service and asked what is being done  
253 with the back entrance for Hampton Lakes, given overlapping responsibilities between the HOA  
254 and the CDD. He opined that residents are confused about the relationship between the HOA  
255 and the CDD. He questioned the community's single entrance, lack of a construction entrance,

256 and planning and zoning governance. He asked if the CDD will have control of the road from the  
257 back gate to the municipal road.

258 Mr. Asfour stated the CDD owns the bridge.

259 Mr. Sickles noted that the gate is partially constructed; the sub-base is installed and  
260 stakes are present but no progress seems to have been made and he received no answers.

261 A Board Member stated that the Board Members have asked the same questions; so far,  
262 the response is that there is a delay in installing power. Construction is managed by the  
263 Developer; GreenPointe is responsible for obtaining permits. It was noted that the project has  
264 been in permitting since March 2023. Mr. Stark stated that some slow progress was observed;  
265 he will ask for a further update. All exceptions were in the zoning document; they are not  
266 County-blocked, they are River Hall blocked.

267 Mr. Asfour stated Mrs. Adams posted information about the areas of CDD responsibility  
268 on the CDD website; anything not under the purview of the CDD is the responsibility of the  
269 HOA. Questions can be directed to Board Members or Staff, whose contact information is also  
270 on the website.

271

272 **THIRTEENTH ORDER OF BUSINESS**

**Supervisors' Comments/Requests**

273

274 Mr. Morash recalled a previous discussion about sweeping investments into an  
275 investment account. Mr. Adams stated that process is underway; deposit checks were sent this  
276 week.

277

278 **FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

279

280

281 **On MOTION by Mr. Asfour and seconded by Mr. Morash, with all in favor, the**  
282 **meeting adjourned at 5:08 p.m.**

283

284

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288

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



289  
290  
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294

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Secretary/Assistant Secretary

---

Chair/Vice Chair

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

**STAFF**  
**REPORTS**

**RIVER HALL COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE**

**LOCATION**

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

*<sup>1</sup>Meeting Location is unavailable*

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 5, 2023<sup>1</sup> CANCELED</b>	<b>Regular Meeting</b>	<b>3:30 PM</b>
<b>November 2, 2023</b>	<b>Regular Meeting</b>	<b>3:30 PM</b>
<b>November 16, 2023</b>	<b>Continued Regular Meeting</b>	<b>11:00 AM</b>
<b>December 7, 2023</b>	<b>Regular Meeting</b>	<b>3:30 PM</b>
<b>January 4, 2024</b>	<b>Regular Meeting</b>	<b>3:30 PM</b>
<b>February 1, 2024</b>	<b>Regular Meeting</b>	<b>3:30 PM</b>
<b>March 7, 2024</b>	<b>Regular Meeting</b>	<b>3:30 PM</b>
<b>April 4, 2024</b>	<b>Regular Meeting</b>	<b>3:30 PM</b>
<b>May 2, 2024</b>	<b>Regular Meeting</b>	<b>3:30 PM</b>
<b>June 6, 2024</b>	<b>Regular Meeting</b>	<b>3:30 PM</b>
<b>July 11, 2024*</b>	<b>Regular Meeting</b>	<b>3:30 PM</b>
<b>August 1, 2024</b>	<b>Regular Meeting</b>	<b>3:30 PM</b>
<b>September 5, 2024</b>	<b>Regular Meeting</b>	<b>3:30 PM</b>

**\*Exception**

*The July meeting date is held one (1) week later to accommodate the Independence Day holiday.*



**Wrathell, Hunt and Associates, LLC**

TO: River Hall CDD Board of Supervisors

FROM: Shane Willis – District Manager

DATE: January 4, 2023

SUBJECT: Status Report – Field Operations

---

**Fountains:**

West Fountain: March 2021 – installed LED's (4 total), with a three-year warranty. Expires February 2024. Installed by Solitude Lake Management for a cost of \$3,800.00.

East Fountain: December 2022 – Replaced Pump and Motor. One year warranty on both. Expires November 2023. Installed by Superior Waterway for a cost of \$5,500.00.

Repairs completed and service schedule set to 9am -10pm daily.

**FPL Easement Mowing:** Current contract with P&T Lawn & Tractor Service is \$11,650.00 and is set to expire April 30, 2024. Bush hogging of the East and West side of River Hall Parkway is twice per year during the drought season. Completed for 2023, Staff will update contract in March 2024.

**Lake & Wetland Contract:** Superior Waterways has begun the cleanup and maintenance of the District's stormwater system. Although there is still a lot of work to complete, many of the stormwater ponds have seen significant improvement.

**Landscape Maintenance Contract:** Gulfscapes landscape agreement signed 10/01/23 for \$190,387.00. Agreement expires 9/30/24 with an additional one-year option.

- Hard woods will be pruned in the month of January 2024
- Lake banks & drainage areas to be mowed in January 2024
- St. Augustine and bahia grasses will be mowed every other week through February 2024

**Storm Drain/Pipe Cleanout:** In 2018 the Board placed this exercise on a three-year cycle. River Hall was completed in 2021 for a cost of \$19,550.00. Inspections will be scheduled in the Spring of 2024 for a cost of \$5K.

Cascades was completed in 2022 for a cost of \$18,700.00 and will be scheduled in 2025.

**Street Sweeping:** Scheduled annually in December. For 2023/24 budget purposes - \$750.00. Completed during the month of December 2023.

**Pressure Cleaning:** Scheduled annually between the months of October to mid-November. For 2023/24 budget purposes - \$13,100.00. Contract signed 7/17/2023. Completed second week of December 2023.

**Hog Trapping:** For 2023/24 budget purposes \$22,800.00. In the process of gathering signatures for the 2023 – 2025 agreement. Five of six signatures have been returned as of 12/28/23, Golf Club attorney has requested some adjustments to the six-way contract.

No hogs trapped in last 2 months, traps moved from Apple Blossum area to Windsor area after reports of hog activity.

**Lighting Program:** Current contract with Trimmers Holiday Décor is \$11K and is set to expire January 2024. Oak Lighting: \$7K and Holiday Decorating \$4K.

**Bank Restoration Project:**

**Lake 3-5B:** As discussed at last month's meeting with Ms. Tempesta surrounding the continued erosion to the lake bank adjacent to her property, the handout she provided at our meeting from the Developer was for work completed in 2020. Ms. Tempesta never responded to the district's letter from 2021, until our meeting last month.

**Note:** A second letter was sent explaining the need for the resident to install additional drainage piping before the District can make repairs to the lake bank. Delivery receipt received 7/11/23.

**Note:** Resident sent response letter rejecting any responsibility for repairs due to drainage issues.

**Note:** Based on discussions at the 12/7/23 CDD meeting, District Engineer to review responsibilities at this location and provide a briefing at the 1/4/23 CDD meeting.

**Portico Fencing Hedge:** Revised proposals based on 6ft centers will be presented at the 1/4/23 meeting from Gulfscapes, Dorman and P&T Lawn and Tractor.

**Sagittaria Lane Fence:** Contract agreement has been signed, permits applied for. Expected installation to begin late January 2024. Total cost \$17,229.50.

**Construction Fence Repairs:** Proposal for Board's consideration, total cost \$4,965.36.