

RIVER HALL

COMMUNITY DEVELOPMENT DISTRICT

December 3, 2020

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

November 25, 2020

Board of Supervisors
River Hall Community Development District

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

Dear Board Members:

The Board of Supervisors of the River Hall Community Development District will hold a Regular Meeting on December 3, 2020, 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. Administration of Oath of Office to Newly Elected Supervisors, Paul Asfour [Seat 1], Michael Morash [Seat 2] and Kenneth Mitchell [Seat 3] *(the following to be provided in a separate package)*
 - A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - B. Membership, Obligations and Responsibilities
 - C. Financial Disclosure Forms
 - I. Form 1: Statement of Financial Interests
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests
 - III. Form 1F: Final Statement of Financial Interests
 - D. Form 8B – Memorandum of Voting Conflict
4. Consideration of Resolution 2021-01, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer of the River Hall Community Development District, and Providing for an Effective Date
5. Discussion/Consideration: Land Bridge Fence/Gate Agreement with Developer
6. Consideration of Hampton Lakes at River Hall South Plat

- Consideration of Resolution 2021-02, Relating to the Acceptance of Responsibility for Ownership, Operation and Maintenance of District Infrastructure Within the Boundaries of the Plat of Hampton Lakes at River Hall South; Providing an Effective Date

7. Developer Update: Development and Master Association Activities
8. Update: Perimeter Access Control Initiatives
9. Acceptance of Unaudited Financial Statements as of October 31, 2020
10. Approval of November 5, 2020 Regular Meeting Minutes
11. Staff Reports

- A. District Engineer: *Hole Montes*
- B. District Counsel: *Coleman, Yovanovich & Koester*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: January 7, 2021 at 3:30 P.M.

○ QUORUM CHECK

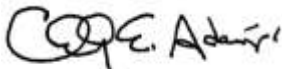
Paul Asfour	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
Michael Morash	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
Kenneth Mitchell	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
Joseph Metcalfe, III	<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*

12. Public Comments: Non-Agenda Items (*3 minutes per speaker*)
13. Supervisors' Comments/Requests
14. 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
CONFERENCE ID: 8593810#

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

4

RESOLUTION 2021-01

A RESOLUTION DESIGNATING A CHAIR, A VICE CHAIR, A SECRETARY, ASSISTANT SECRETARIES, A TREASURER AND AN ASSISTANT TREASURER OF THE RIVER HALL COMMUNITY DEVELOPMENT DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the River Hall Community Development District (“District”) is a local unit of special-purpose government created by, and existing pursuant to Chapter 190, *Florida Statutes*, being situated in Lee County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to appoint the below-recited persons to the offices specified.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIVER HALL COMMUNITY DEVELOPMENT DISTRICT:

1. **DISTRICT OFFICERS.** The District officers are as follows:

_____ is appointed Chair

_____ is appointed Vice Chair

Chesley (Chuck) E. Adams, Jr. is appointed Secretary

_____ is appointed Assistant Secretary

_____ is appointed Assistant Secretary

_____ is appointed Assistant Secretary

Craig Wrathell is appointed Assistant Secretary

Craig Wrathell is appointed Treasurer

Jeff Pinder is appointed Assistant Treasurer

2. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

Adopted this 3rd day of December, 2020.

ATTEST:

**RIVER HALL COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

5

FENCE/GATE CONSTRUCTION AGREEMENT

THIS FENCE/GATE CONSTRUCTION AGREEMENT (this “**Agreement**”) is made as of this 3rd day of December, 2020, by and between **RH VENTURE II, LLC**, a Florida limited liability company (“**RHV**”), and **RIVER HALL COMMUNITY DEVELOPMENT DISTRICT** (“**RHCDD**”). (RHV and RHCDD are sometimes referred to herein as the “**Parties**”).

RECITALS:

WHEREAS, RHV is the owner and developer of certain lands located within the boundaries of River Hall Community Development District; and

WHEREAS, the District was established by a rule promulgated by the Florida Land and Water Adjudicatory Commission for the purpose of planning, financing, constructing, acquiring, operating and/or maintaining certain infrastructure authorized by Chapter 190, Florida Statutes; and

WHEREAS, the District is the owner of that certain parcel of real property legally described as Tract B-11, River Hall Country Club, Phase 1, according to the plat thereof recorded at Instrument Number 2005000153068 of the Public Records of Lee County, Florida (“**RHCDD Property**”); and

WHEREAS, RHV is the owner of unplatted real property having Lee County Property Appraiser Strap Number 35-43-26-00-00002.0000 (“**RHV Property**”); and

WHEREAS, the RHCDD Property and the RHV Property are adjacent to one another at a point forming a land bridge between two lakes. RHV desires to place a gate and fence on such land bridge of the type and in the configuration and location generally shown on **Exhibit “A”** attached hereto and made a part hereof (“**Fence/Gate**”); and

WHEREAS, following RHV’s construction and installation of the Fence/Gate, RHV desires to transfer the Fence/Gate at no cost to RHCDD for future operation and maintenance; and

WHEREAS, the Parties desire to memorialize their understanding with respect to the Fence/Gate.

NOW, THEREFORE, the Parties agree as follows:

1. **Recitals.** The foregoing recitals are true and accurate and incorporated herein by reference.
2. **Gate/Fence.** RHV agrees, at its sole cost and expense, to construct and install the Fence/Gate of the type and in the configuration and location generally shown on **Exhibit “A”** attached hereto and made a part hereof. RHV shall be responsible for any permitting required for the Fence/Gate. To the extent RHV desires to make any material change to the type of Fence/Gate or the configuration or location of the Fence/Gate, RHV shall present the same to RHCDD for review and approval, which may be withheld in RHCDD’s discretion.
3. **Construction Access Rights.** In connection with RHV’s construction activities hereunder, RHCDD grants to RHV, its contractors and agents, a temporary, non-exclusive license over and across the RHCDD Property to the extent reasonably necessary or convenient for the construction and installation of the Fence/Gate. This license shall expire and terminate upon issuance of a certificate of completion (or its other equivalent evidence of completion) for the Fence/Gate.

4. Insurance. RHV shall procure and maintain, and shall require any contractor or subcontractor that will be working on the RHCDD Property pursuant to this Agreement to procure and maintain, throughout the term of this Agreement at least the following minimum insurance coverages: (i) commercial general liability including contractual liability insurance coverage of \$1,000,000 combined single limit bodily injury and property damage per occurrence, and \$2,000,000 general aggregate; and (ii) workers' compensation Insurance coverage, as required by Florida law, and employer's liability coverage at \$1,000,000 per occurrence. The commercial general liability policy shall include RHCDD as an additional insured on a primary and non-contributory basis.

5. Compliance with Applicable Laws; Repair. RHV shall comply with all laws, ordinances, rules, regulations and permits of all governmental authorities relating to its work on the Fence/Gate. In the event that the exercise by RHV or any of RHV's contractors of the rights granted hereby causes or otherwise results in any damage whatsoever to the RHCDD Property, any improvements located thereon, or the grounds, landscaping, or grass located thereon, then RHV shall take all steps necessary to promptly repair all of such damage and to return the applicable property to its condition as existed as of the date of the execution of this Agreement.

6. Liens and Claims. RHV shall promptly and properly pay for all contractors retained, labor employed, materials purchased, and equipment hired by it to perform the construction and installation of the Fence/Gate. RHV shall keep the RHCDD Property free from any construction, materialmen's or mechanic's liens and claims or notices in respect to such liens and claims or notices in respect to such liens and claims, which arise by reason of RHV's performance under this Agreement, and RHV shall immediately discharge any such claim or lien.

7. Transfer of Gate/Fence. It is the intent of the Parties that following the completion of the Gate/Fence and satisfactory inspection by RHCDD, the Gate/Fence will be transferred and conveyed to RHCDD at no cost to RHCDD and thereafter maintained by RHCDD in perpetuity for the benefit of the owners and residents within River Hall Community Development District. Said conveyance will be made by RHV to RHCDD by appropriate bill(s) of sale and all improvements shall be conveyed free and clear of all liens, mortgages, and encumbrances. Additionally, RHV shall provide RHCDD with such unencumbered property rights in the RHV Property as may be reasonably necessary to permit RHCDD to own and operate the Gate/Fence.

8. Miscellaneous. All notices made pursuant to this Agreement must be in writing and shall be effective upon actual receipt. Notices may be made by hand delivery, commercial next-business day courier, email or U.S. mail. This Agreement shall be governed by the Laws of the State of Florida. The partial or complete invalidity of any one or more of the provisions of this Agreement shall not affect the validity of the continuing force and effect of any other provision. The failure of either party hereto to insist upon performance of any of the terms, covenants, or conditions of this Agreement, or to exercise any right herein, shall not be construed as a waiver or relinquishment of such term, covenant, condition or right as respects further performance. In the event of a default by either party, the parties hereto shall have the rights all and the remedies permitted under the laws of the State of Florida. In the event of a claim by either party hereunder, the prevailing party shall be entitled to recover its costs and expenses, including reasonable attorneys' fees at trial and on appeal. This Agreement represents the entire and integrated agreement between the parties hereto, and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be altered or amended only with the prior written consent of the parties hereto. Time is of the essence under this Agreement. Neither party shall assign this Agreement in whole or in part without the prior written approval of the other party, which approval the other party may withhold in its sole and absolute discretion. This Agreement shall be binding on and shall inure to the benefit of the parties, their respective successor and assigns, as may be permitted

hereunder. This Agreement shall be validly executed when signed in counterparts. An electronic signature will be considered an original signature on this Agreement and any related documents or subparts and will have the same force and effect as a written signature unless prohibited by Florida law. Electronic signatures include, but are not limited to, facsimiles, electronic signatures, portable document format (PDF), and any other electronic sound, symbol, or process attached to or logically associated with a record and executed or adopted by a party with the intent to sign the Agreement or any other document related to this Agreement. The Section headings in this Agreement are for convenience only and shall not affect the meaning, interpretation or scope of the provisions that follow them.

{Remainder of Page Intentionally Left Blank. Signatures Begin on Next Page}

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the day and year first set forth above.

RHV:

RH VENTURE II, LLC,
a Florida limited liability company

By: _____
Graydon E. Miars, Vice President

RHCDD:

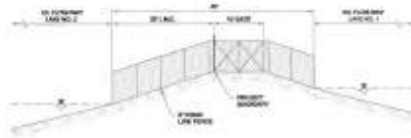
RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

ATTEST:

Chesley E. Adams, Jr., Secretary

By: _____
Joseph E. Metcalfe, III, Chair

EXHIBIT "A"



Barraco and Associates, Inc.
Civil Engineering, Land Surveying
and Planning
www.barraco.net
2075 MEDICAL BLVD., SUITE 100
FORT WORTH, TEXAS 76102
PHONE: (817) 375-1170
FAX: (817) 375-2499
REGISTERED PROFESSIONAL ENGINEERS (PE) - FLORIDA (LA 6887)
REGISTERED LAND SURVEYORS (LS) - FLORIDA (LA 2247)

GREENPUNTE COMMUNITIES, LLC
3831 BAYVIEW BLVD. #100
JACKSONVILLE, FL 32216
PHONE: (904) 413-3153
WWW.GREENPUNTE.COM

PROJECT DESCRIPTION
HAMPTON LAKES AT RIVER HALL
LORNING LAKES OF RIVER HALL
GENERAL AT FENCE LINE POLE 1
SOUTH
PART OF SECTION 46
TOWNSHIP 42 SOUTH
RANGE 50 WEST
LEE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND INTENDED FOR CONCEPTUAL PLANNING PURPOSES ONLY.
SITE LAYOUT AND LAND USE EXTENTIVES OR DETAILS MAY CHANGE SIGNIFICANTLY BASED UPON SURVEY, ENGINEERING, ENVIRONMENTAL AND/OR REGULATORY CONDITIONS AND/OR OPPORTUNITIES.

CONSTRUCTION INFORMATION: SEE EXHIBIT "B" FOR DETAILED CONSTRUCTION INFORMATION AND SPECIFICATIONS FOR CONSTRUCTION AND INSTALLATION OF FENCE LINE POLES.

NO.	DATE	DESCRIPTION

DATE: 02/20/19
RIVER HALL FENCE PLAN

PROJECT NO.	PLAN NO.
23741	EX. 1

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

6

RESOLUTION 2021-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF RIVER HALL COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ACCEPTANCE OF RESPONSIBILITY FOR OWNERSHIP, OPERATION AND MAINTENANCE OF DISTRICT INFRASTRUCTURE WITHIN THE BOUNDARIES OF THE PLAT OF HAMPTON LAKES AT RIVER HALL SOUTH; PROVIDING AN EFFECTIVE DATE.

WHEREAS, River Hall Community Development District (the "District"), was established by Chapter 42YY-1, Florida Administrative Code, implemented by the Florida Land and Water Adjudicatory Commission, effective on April 21, 2005, as amended by Rule 42YY-1.002 effective on July 20, 2006 pursuant to Chapter 190, Florida Statutes, as amended; and

WHEREAS, Chapter 190, Florida Statutes grants to the District the authority to own, operate and maintain surface water management systems, roads and other infrastructure; and

WHEREAS, the District has the authority to construct, acquire and/or maintain improvements within the District, including surface water management systems, roads and other District infrastructure; and

WHEREAS, Lee County requires affirmation of the District's intention to maintain the tracts or easements dedicated to the District, and the District's acknowledgment of its duty and responsibility to operate and maintain the "backbone" (i.e. master) surface water management system and other District infrastructure and improvements within the boundaries of the plat of Hampton Lakes at River Hall South (the "Plat"), a true and correct copy of which is recorded as Instrument No. _____, of the Public Records of Lee County, Florida; and

WHEREAS, this Resolution will be relied upon by Lee County in reviewing the Plat.

NOW, THEREFORE, be it resolved by the Board of Supervisors of Corkscrew Farms Community Development District that:

1. This Resolution is adopted pursuant to the provisions of Chapter 190, Florida Statutes.
2. The District hereby acknowledges and affirms that it will accept maintenance responsibility for all tracts and easements dedicated to the District, with maintenance responsibility, appearing within the Plat.
3. Provided, however, that the District's responsibility for maintenance and operation of the surface water management systems and other facilities and improvements will not commence unless and until the following events: (a) tracts or easement for the surface water management system and other facilities and improvements, as applicable, have been dedicated or conveyed to the District and (b) Lee County has issued Certificate(s) of Compliance (or their equivalent) for the applicable surface water management system and/or other facilities and improvements.

4. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this 3rd day of December, 2020.

**RIVER HALL COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

Chesley E. Adams, Jr., Secretary

Joseph E. Metcalfe III, Chair

**STATE OF FLORIDA
COUNTY OF LEE**

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this ___ day of _____, 2020 by Joseph E. Metcalfe III, as Chair of River Hall Community Development District. He is personally known to me.

Notary Public
Printed Name: _____

**STATE OF FLORIDA
COUNTY OF LEE**

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this ___ day of _____, 2020 by Chesley E. Adams, Jr., as Secretary of River Hall Community Development District. He is personally known to me.

Notary Public
Printed Name: _____

HAMPTON LAKES AT RIVER HALL SOUTH

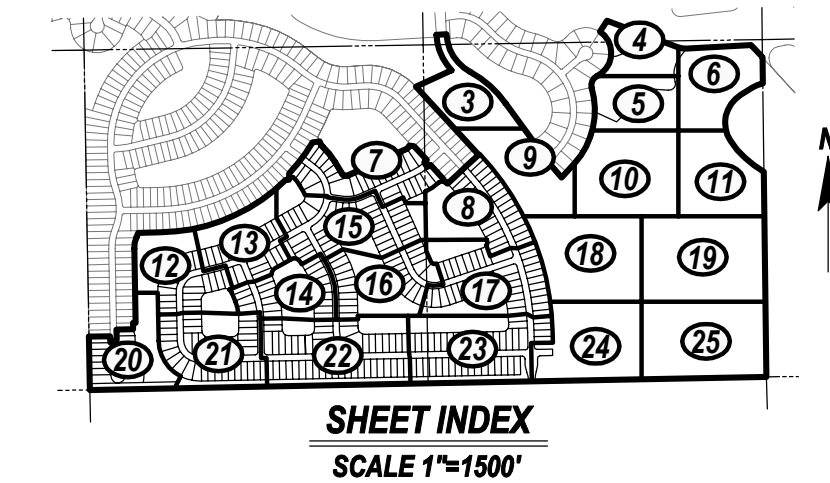
INSTRUMENT NUMBER _____

SHEET 2 OF 25

THIS INSTRUMENT PREPARED BY:
SCOTT A. WHEELER, P.S.M.

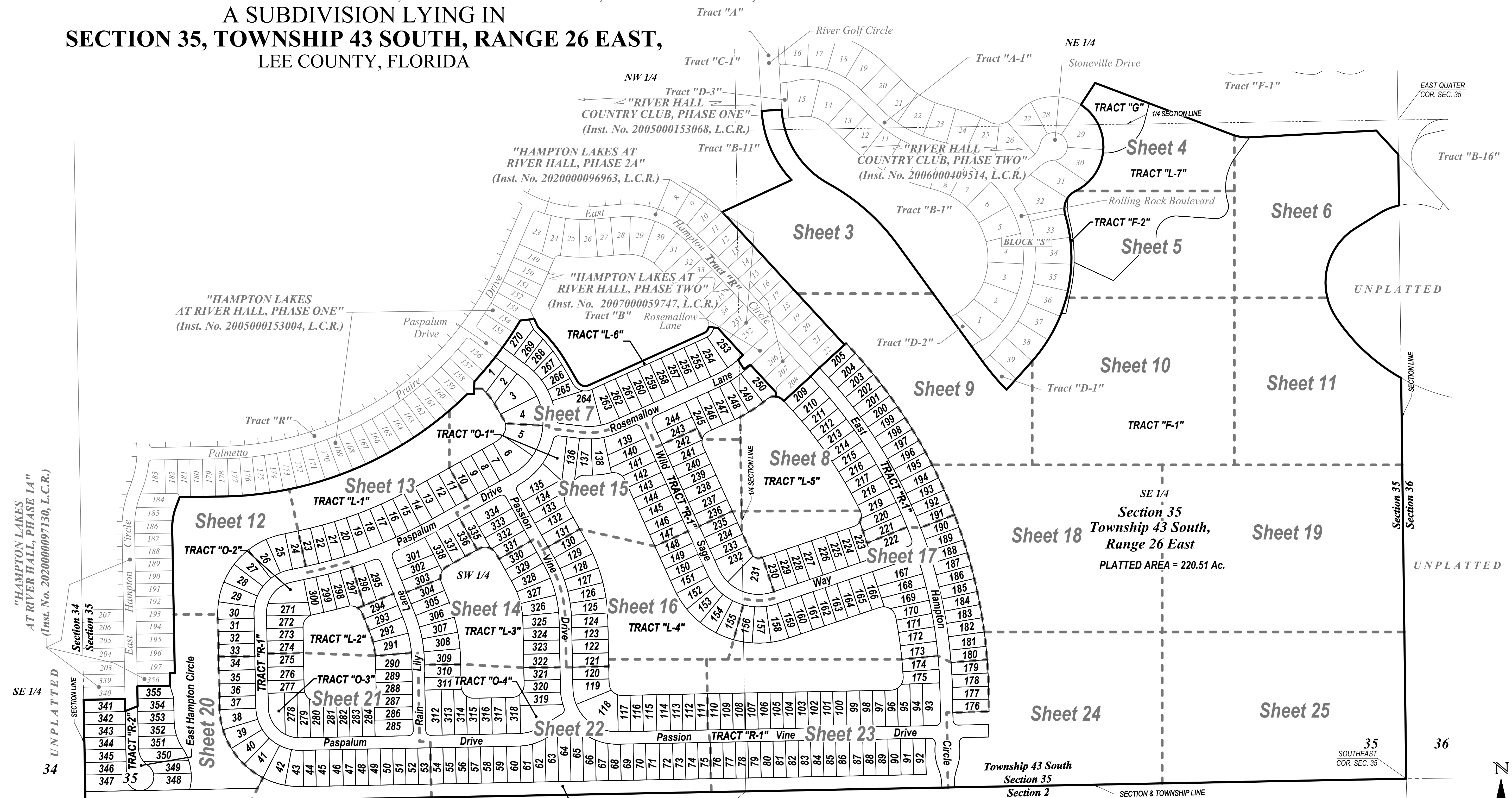
Barraco
and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING
2271 MCGREGOR BLVD., SUITE 100, P.O. DRAWER 2800,
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170 - WWW.BARRACO.NET - FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION -
ENGINEERING 7995 - SURVEYING LB-6940



KEY MAP

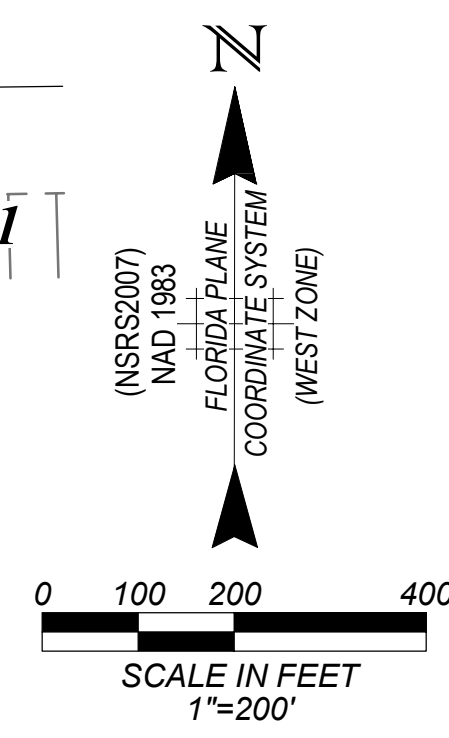
A REPLAT OF TRACTS "F-1" AND "F-2",
HAMPTON LAKES AT RIVER HALL, PHASE 1A,
(INSTRUMENT NO. 2020000097130, LEE COUNTY RECORDS)
AND REPLAT OF TRACTS "F-1" AND "F-2",
HAMPTON LAKES AT RIVER HALL, PHASE 2A,
(INSTRUMENT NO. 2020000096963, LEE COUNTY RECORDS)
TOGETHER WITH LANDS LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
A SUBDIVISION LYING IN
SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA



POINT OF BEGINNING
SOUTHWEST COR. OF SEC. 35

NOTES

- | | | | | | | |
|--|--|--|---|--|--|---|
| 1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF. | 5. \odot = SET PERMANENT REFERENCE MONUMENT (P.R.M.) | 12. CB = CHORD BEARING | 20. E (X) = GRID EASTING | 28. L.B. = LICENSED BUSINESS | 36. N/R = NON-RADIAL | 44. P.R.C. = POINT OF REVERSE CURVATURE |
| 2. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983/NSRS 2007 ADJUSTMENT) AND ARE BASED ON THE ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 35 TO BEAR S88°53'41"W. | 6. Δ = SET PERMANENT CONTROL POINT (P.C.P.) STAMPED LB 6940 | 13. C.C.R. = CERTIFIED CORNER RECORD | 21. FD = FOUND | 29. L.C.R. = LEE COUNTY RECORDS | 37. NSRS = NATIONAL SPATIAL REFERENCE SYSTEM | 45. P.T. = POINT OF TANGENCY |
| 3. ALL LINES ARE RADIAL UNLESS OTHERWISE INDICATED. | 7. Δ = DELTA | 14. CD = CHORD DISTANCE | 22. F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION | 30. L.C.U.E. = LEE COUNTY UTILITY EASEMENT | 38. O.R. = OFFICIAL RECORD | 46. P.U.E. = PUBLIC UTILITY EASEMENT |
| 4. INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177, PART I, FLORIDA STATUTES. | 8. Ac = ACRES | 15. CH = CHORD BEARING AND DISTANCE | 23. FRAC = FRACTION | 31. L.E. = LANDSCAPE EASEMENT | 39. (P) = PLAT | 47. R/W = RIGHT OF WAY |
| | 9. A.E. = ACCESS EASEMENT | 16. C.M. = CONCRETE MONUMENT | 24. INST. No. = INSTRUMENT NUMBER | 32. L.M.E. = LAKE MAINTENANCE EASEMENT | 40. (P.B.) = PLAT BOOK | 48. SEC = SECTION |
| | 10. (C) = CALCULATED | 17. COR. = CORNER | 25. I.R. = IRON ROD | 33. (M) = MEASURED | 41. PG. = PAGE | 49. S.F. = SQUARE FEET |
| | 11. C/L = CENTER LINE | 18. D.B. = DEED BOOK, LEE COUNTY RECORDS | 26. L = LENGTH | 34. N (Y) = GRID NORTHING | 42. P.K. = PARKER-KALON | 50. W/ = WITH |
| | | 19. D.E. = DRAINAGE EASEMENT | 27. L.A.E. = LAKE ACCESS EASEMENT | 35. NAD = NORTH AMERICAN DATUM | 43. PROP. = PROPERTY | |

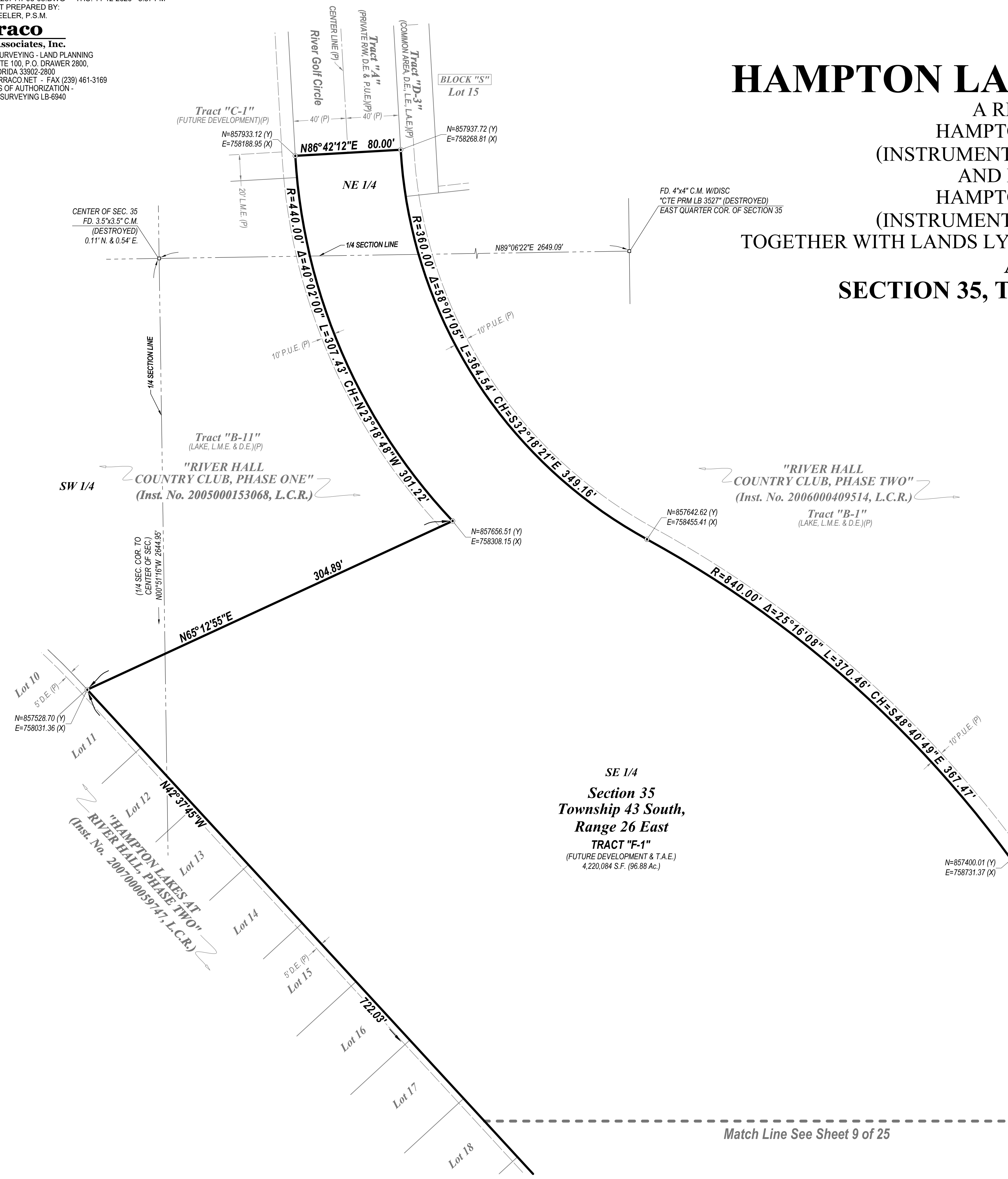


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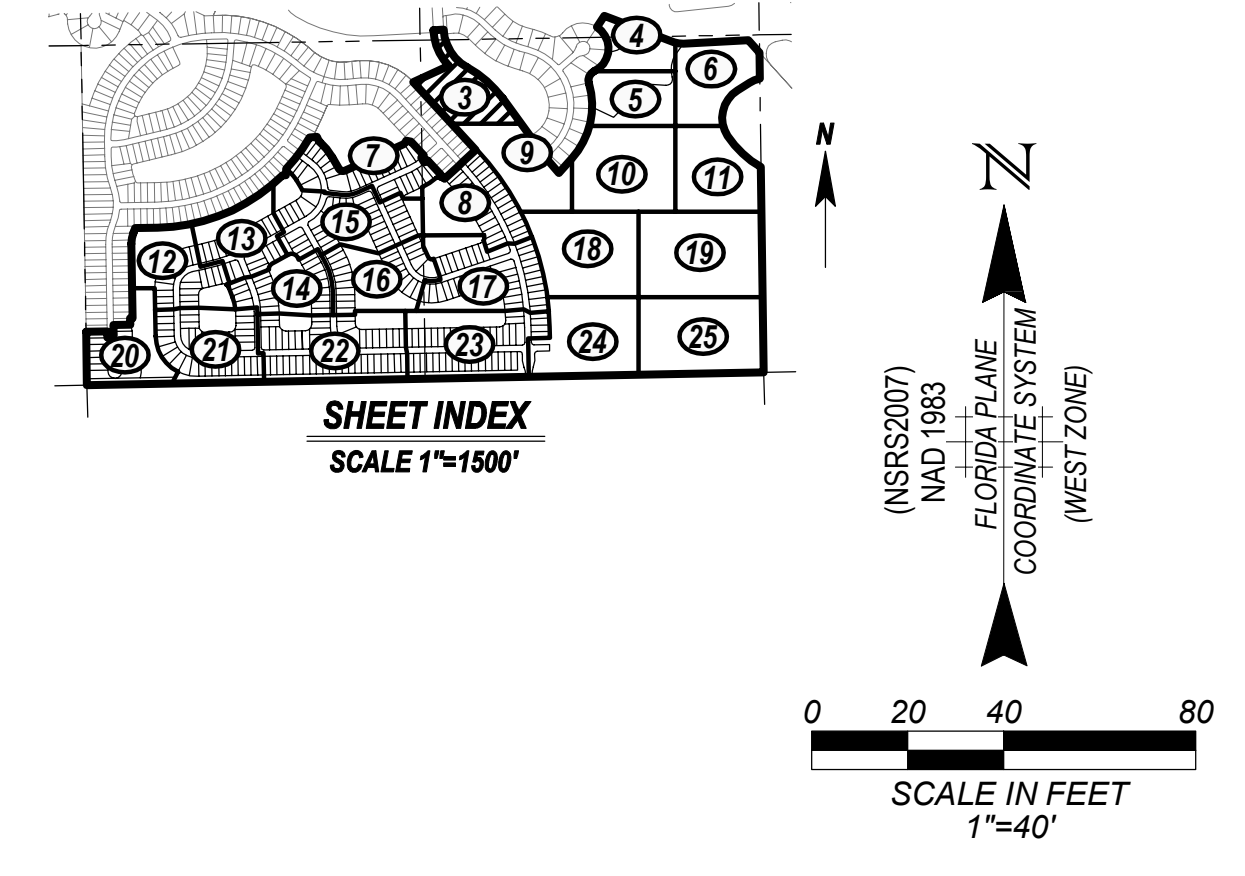
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 FORT MYERS, FLORIDA 33902-2800
 PHONE (239) 461-3170 - WWW.BARRACO.NET - FAX (239) 461-3169
 FLORIDA CERTIFICATES OF AUTHORIZATION -
 ENGINEERING 7995 - SURVEYING LB-6940

HAMPTON LAKES AT RIVER HALL SOUTH

A REPLAT OF TRACTS "F-1" AND "F-2",
 HAMPTON LAKES AT RIVER HALL, PHASE 1A,
 (INSTRUMENT NO. 2020000097130, LEE COUNTY RECORDS)
 AND REPLAT OF TRACTS "F-1" AND "F-2",
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 (INSTRUMENT NO. 2020000096963, LEE COUNTY RECORDS)
 TOGETHER WITH LANDS LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
 A SUBDIVISION LYING IN
SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
 LEE COUNTY, FLORIDA



- NOTES
- ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
 - BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983/NSRS 2007 ADJUSTMENT) AND ARE BASED ON THE ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 35 TO BEAR S88°53'41"W.
 - ALL LINES ARE RADIAL UNLESS OTHERWISE INDICATED.
 - INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177, PART I, FLORIDA STATUTES.
 - SET PERMANENT REFERENCE MONUMENT (P.R.M.) STAMPED LB 6940, UNLESS OTHERWISE NOTED.
 - SET PERMANENT CONTROL POINT (P.C.P.) STAMPED LB 6940.
 - DELTA.
 - AC= ACRES
 - AE = ACCESS EASEMENT
 - C= CALCULATED
 - CL= CENTER LINE
 - CB = CHORD BEARING
 - C.C.R. = CERTIFIED CORNER RECORD
 - CD = CHORD DISTANCE
 - CH = CHORD BEARING AND DISTANCE
 - C.M. = CONCRETE MONUMENT
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 - D.B. = DEED BOOK, LEE COUNTY RECORDS
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 - F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
 - FRAC. = FRACTION
 - INST. No. = INSTRUMENT NUMBER
 - I.R. = IRON ROD
 - L = LENGTH
 - L.A.E. = LAKE ACCESS EASEMENT
 - L.B. = LICENSED BUSINESS
 - L.C.R. = LEE COUNTY RECORDS
 - L.C.U.E. = LEE COUNTY UTILITY EASEMENT
 - L.E. = LANDSCAPE EASEMENT
 - L.M.E. = LAKE MAINTENANCE EASEMENT
 - M = MEASURED
 - N (Y) = GRID NORTHING
 - NAD = NORTH AMERICAN DATUM
 - N/R = NON-RADIAL
 - NSRS = NATIONAL SPATIAL REFERENCE SYSTEM
 - O.R. = OFFICIAL RECORD
 - P = PLAT
 - P.B. = PLAT BOOK
 - PG. = PAGE
 - P.K. = PARKER-KALON
 - PROP. = PROPERTY
 - P.R.C. = POINT OF REVERSE CURVATURE
 - P.T. = POINT OF TANGENCY
 - P.U.E. = PUBLIC UTILITY EASEMENT
 - R = RADIUS
 - R.W. = RIGHT OF WAY
 - SEC. = SECTION
 - S.F. = SQUARE FEET
 - WI = WITH



SE 1/4
 Section 35
 Township 43 South,
 Range 26 East
TRACT "F-1"
 (FUTURE DEVELOPMENT & T.A.E.)
 4,220,084 S.F. (96.88 Ac.)

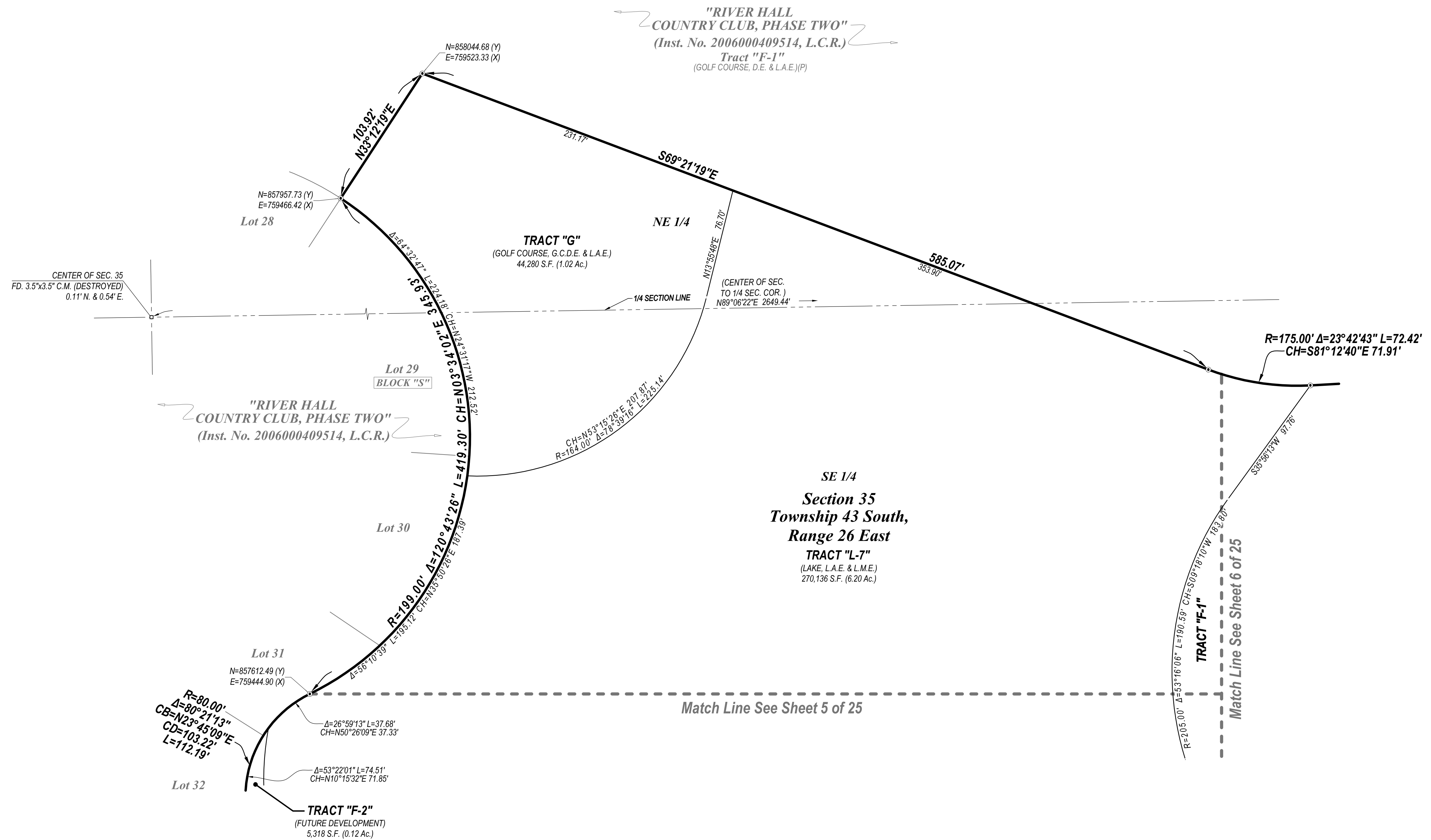
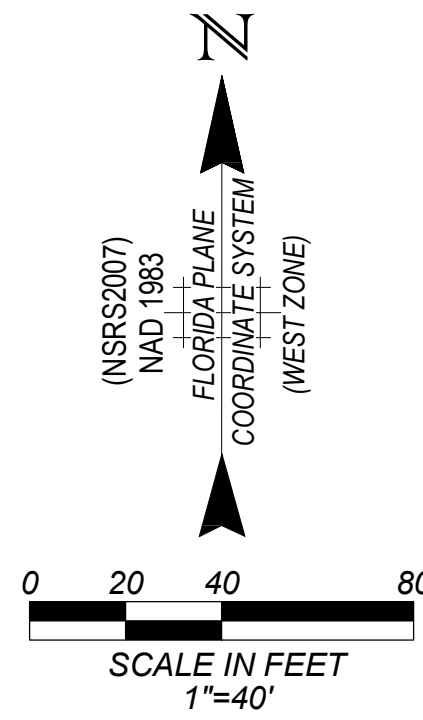
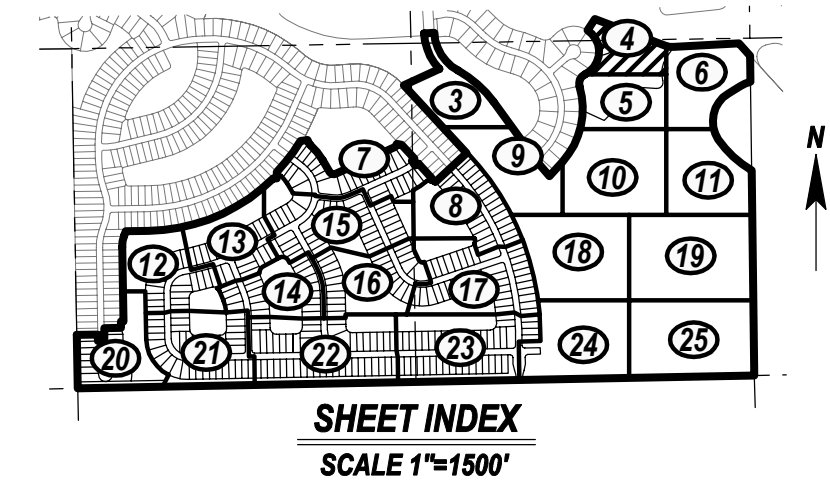
Match Line See Sheet 9 of 25

HAMPTON LAKES AT RIVER HALL SOUTH

A REPLAT OF TRACTS "F-1" AND "F-2", HAMPTON LAKES AT RIVER HALL, PHASE 1A,
 (INSTRUMENT NO. 2020000097130, LEE COUNTY RECORDS)
 AND REPLAT OF TRACTS "F-1" AND "F-2", HAMPTON LAKES AT RIVER HALL, PHASE 2A,
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 LEE COUNTY, FLORIDA

INSTRUMENT NUMBER _____

SHEET 4 OF 25



NOTES

- | | | | | | | |
|--|--|--|---|--|--|---|
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THIS INSTRUMENT PREPARED BY:
 SCOTT A. WHEELER, P.S.M.

Barraco
 and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING
 2271 MCGREGOR BLVD., SUITE 100, P.O. DRAWER 2800,
 FORT MYERS, FLORIDA 33902-2800
 PHONE (239) 461-3170 - WWW.BARRACONET - FAX (239) 461-3169
 FLORIDA CERTIFICATES OF AUTHORIZATION -
 ENGINEERING 7995 - SURVEYING LB-6940

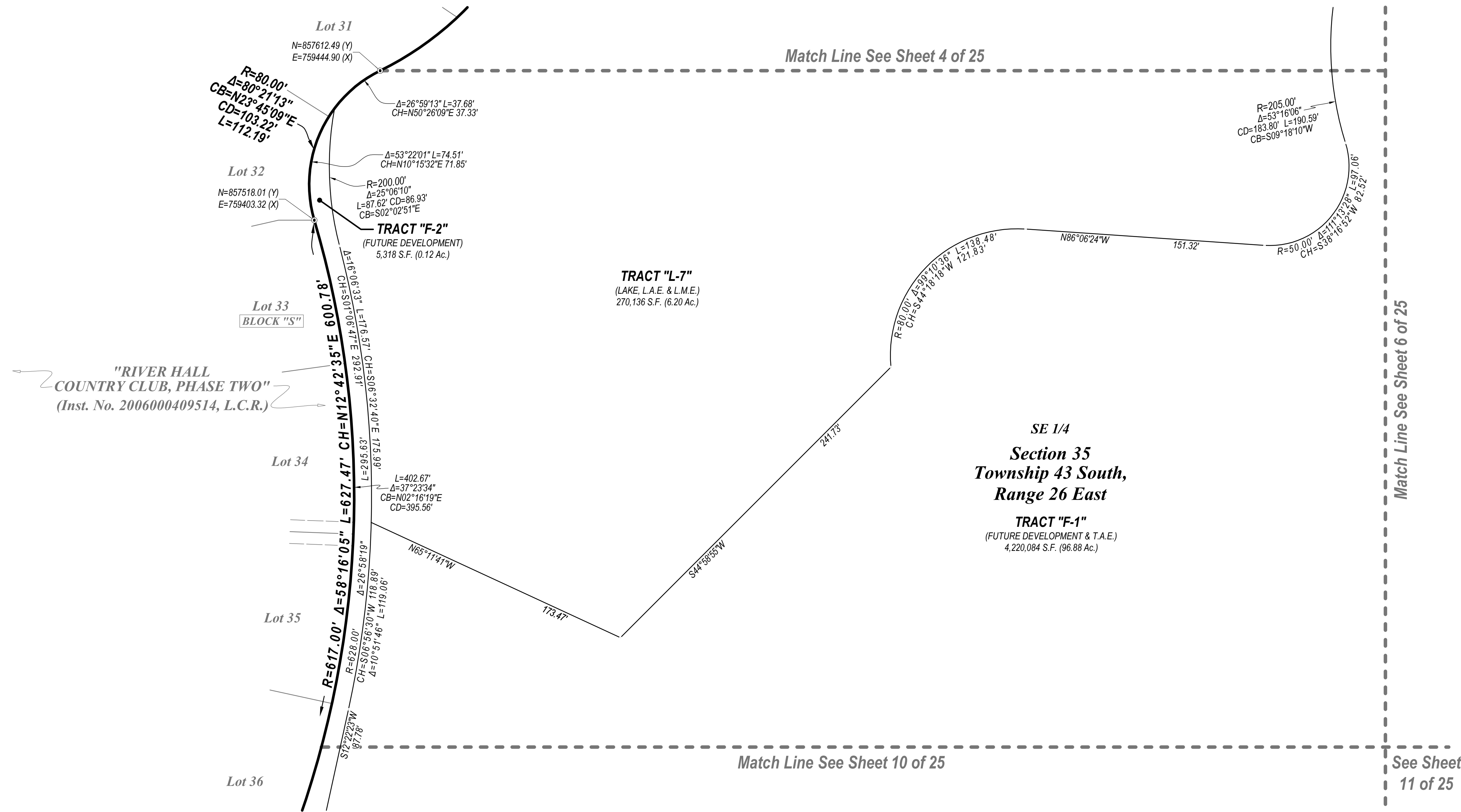
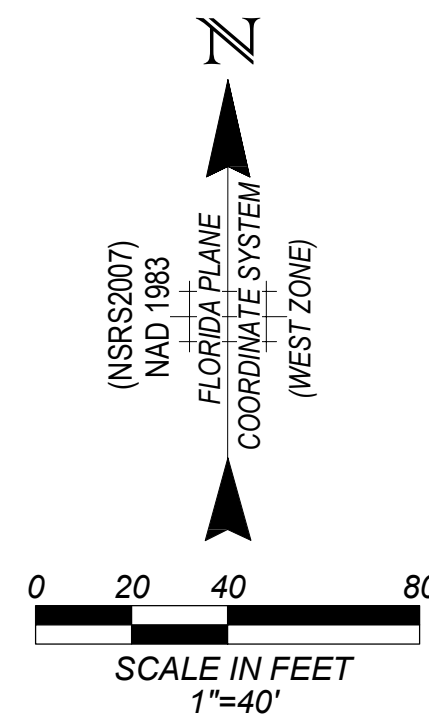
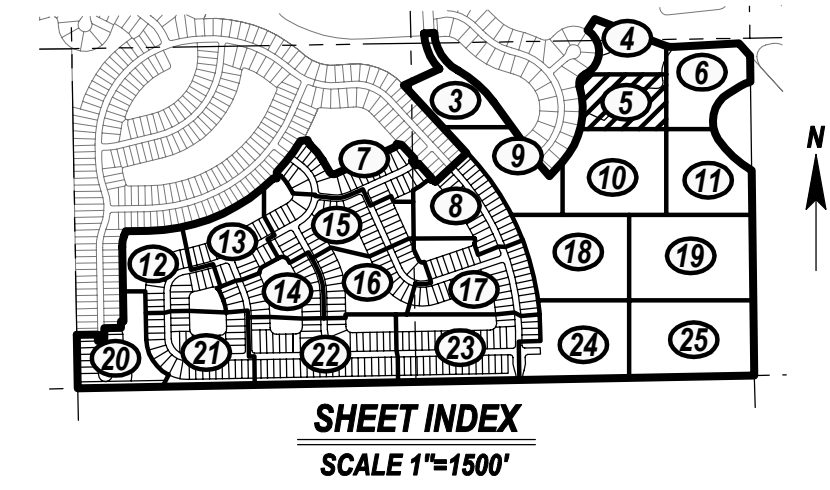
DOS2019-00071\PL\T2020-00025

HAMPTON LAKES AT RIVER HALL SOUTH

A REPLAT OF TRACTS "F-1" AND "F-2", HAMPTON LAKES AT RIVER HALL, PHASE 1A,
 (INSTRUMENT NO. 2020000097130, LEE COUNTY RECORDS)
 AND REPLAT OF TRACTS "F-1" AND "F-2", HAMPTON LAKES AT RIVER HALL, PHASE 2A,
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 A SUBDIVISION LYING IN
SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
 LEE COUNTY, FLORIDA

INSTRUMENT NUMBER _____

SHEET 5 OF 25



DOS2019-00071/PL T2020-00025

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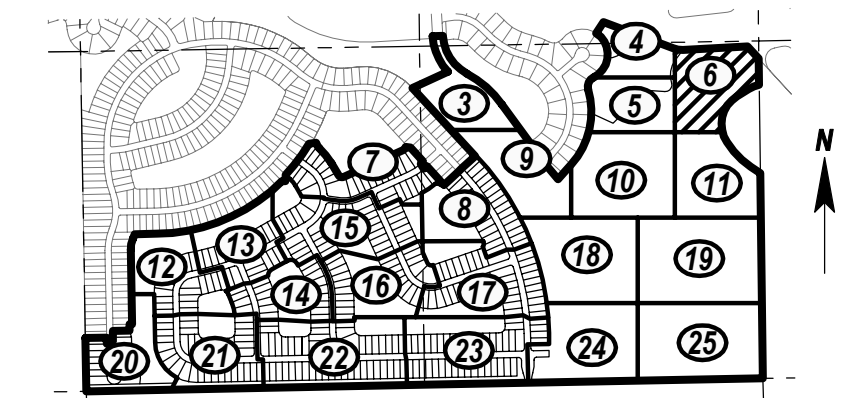
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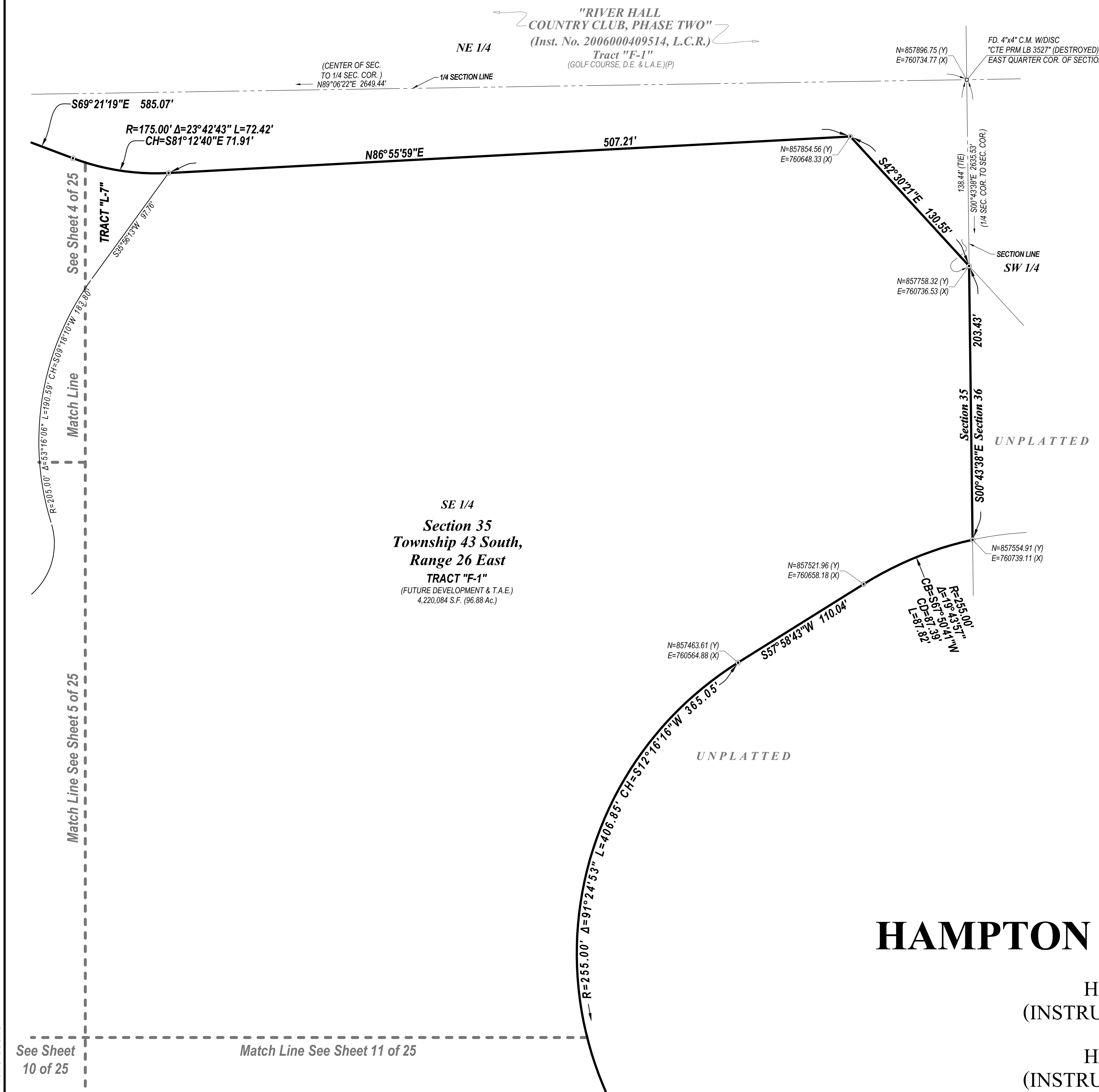
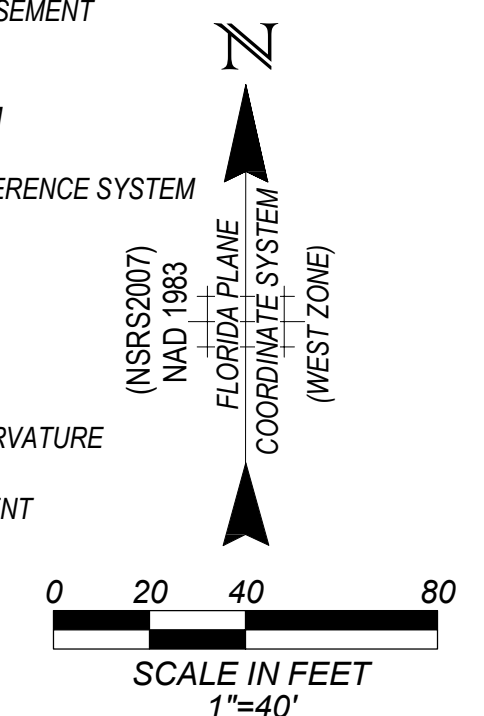
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SHEET INDEX
SCALE 1"=1500'

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SE 1/4
Section 35
Township 43 South,
Range 26 East
TRACT "F-1"
(FUTURE DEVELOPMENT & T.A.E.)
4,220,084 S.F. (96.88 Ac.)

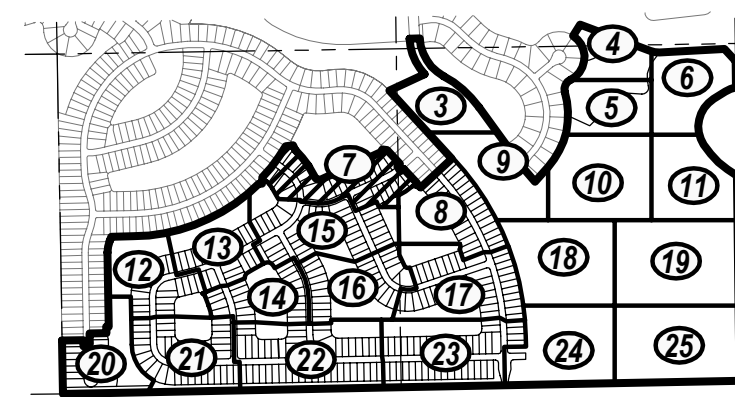
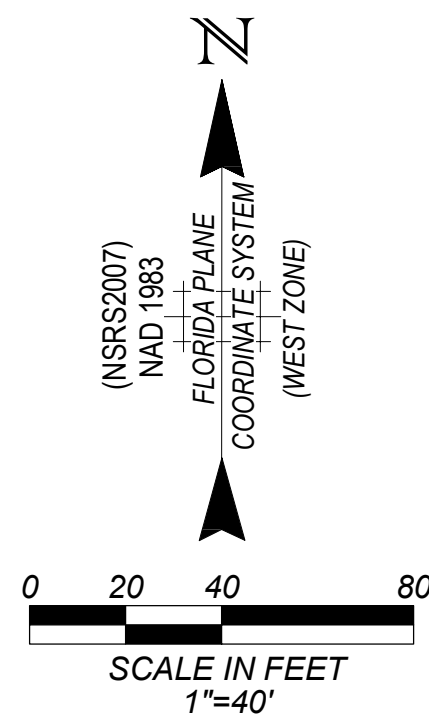
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LEE COUNTY, FLORIDA

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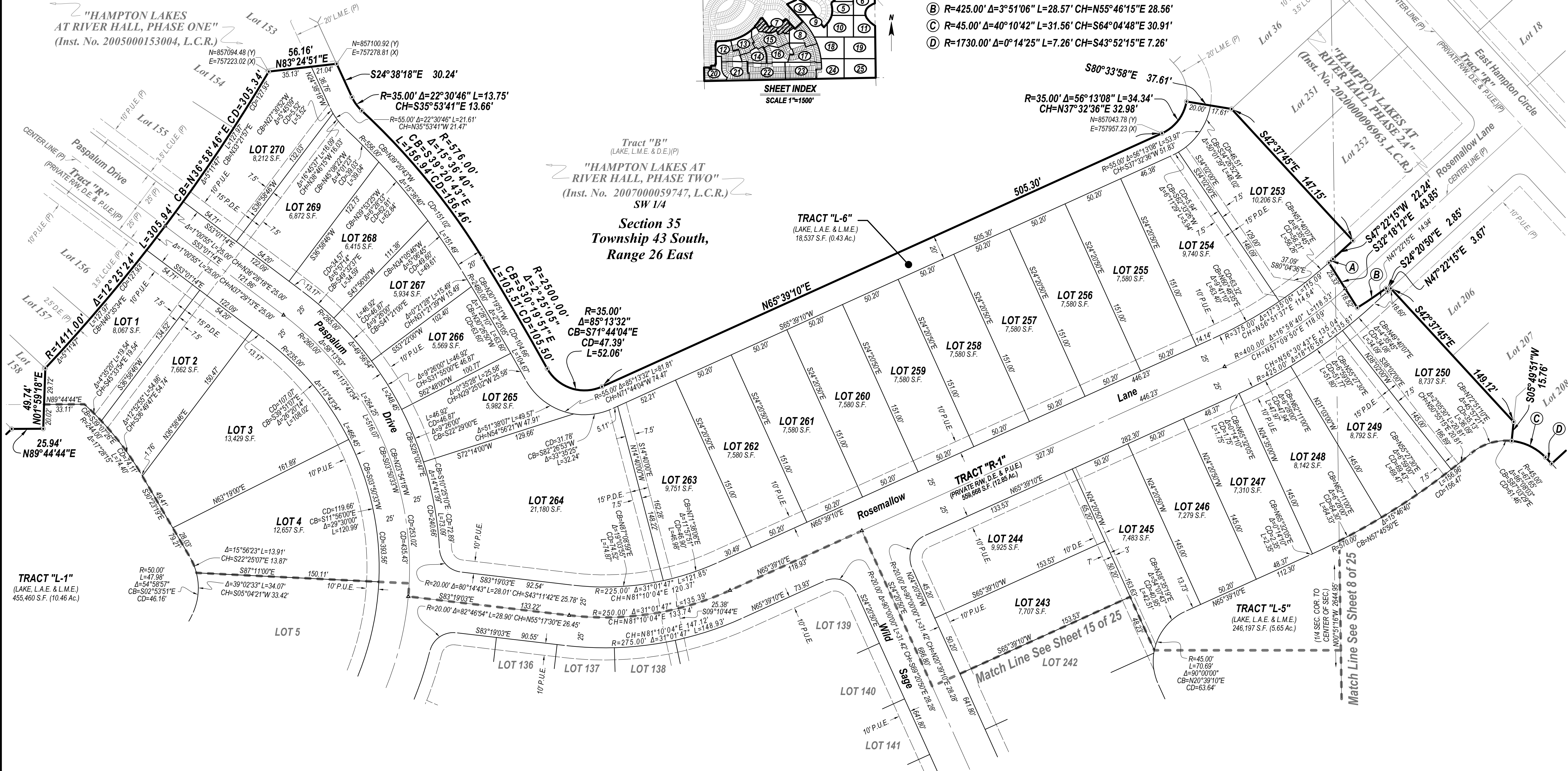
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COURSE INFORMATION

- (A) R=375.00' Δ=0°41'50" L=4.56' CH=S47°43'10"W 4.56'
- (B) R=425.00' Δ=3°51'06" L=28.57' CH=N55°46'15"E 28.56'
- (C) R=45.00' Δ=40°10'42" L=31.56' CH=S64°04'48"E 30.91'
- (D) R=1730.00' Δ=0°14'25" L=7.26' CH=S43°52'15"E 7.26'



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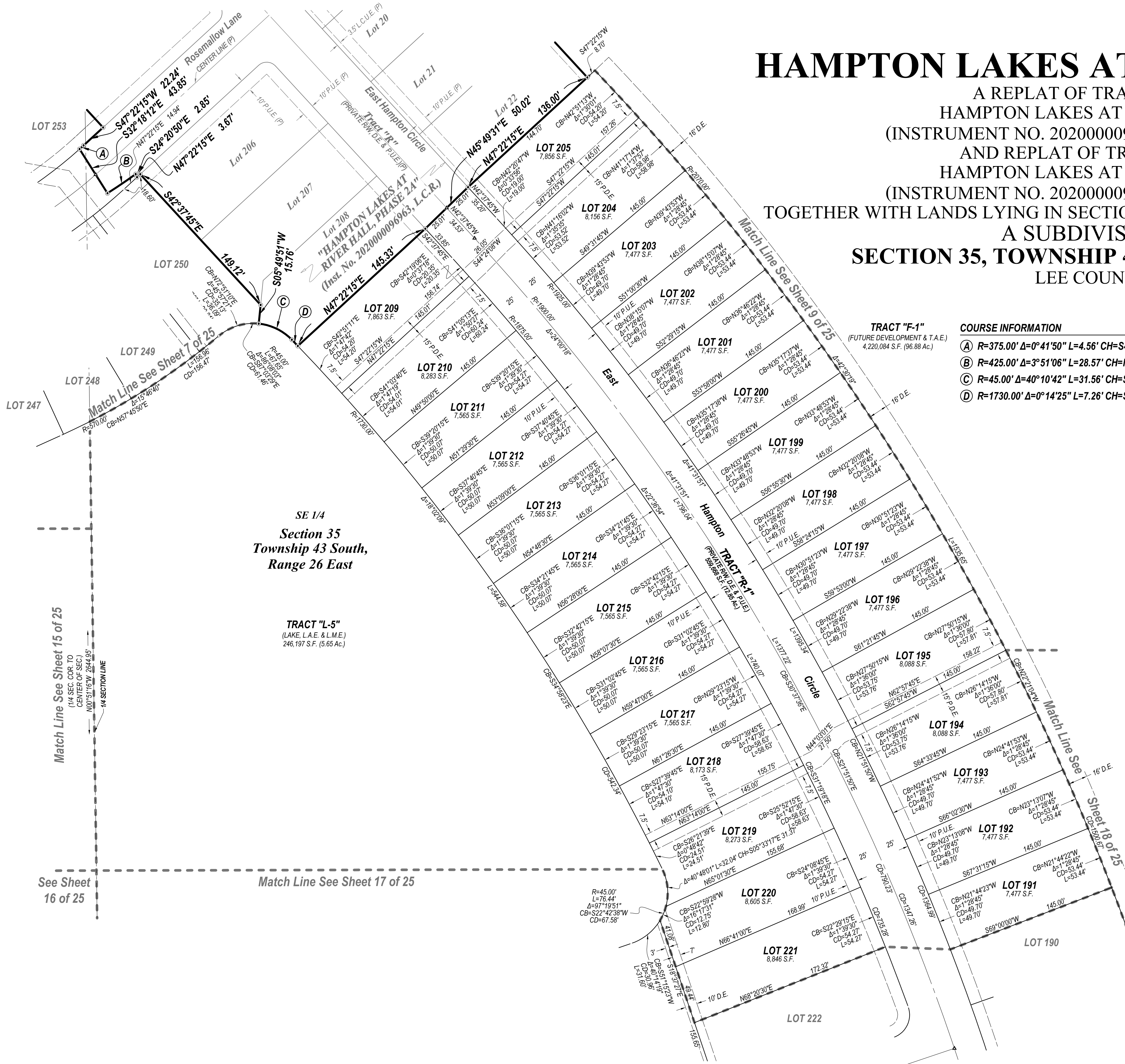
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D:\2019-0007\PL\T2020-00025

HAMPTON LAKES AT RIVER HALL SOUTH

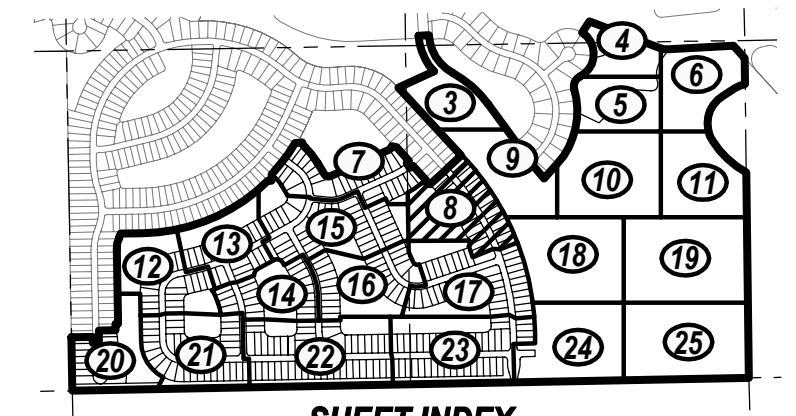
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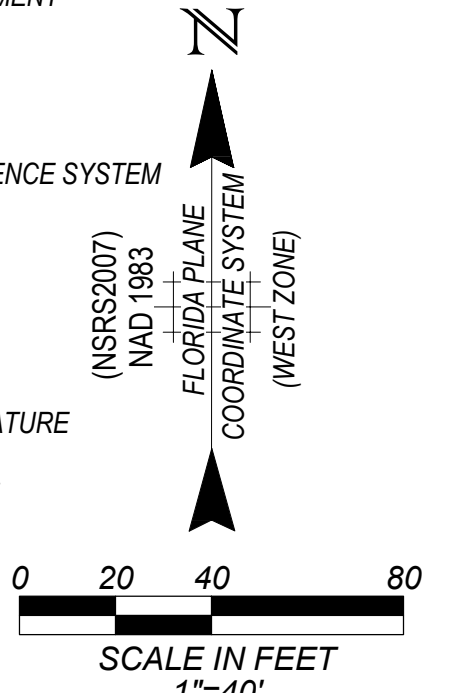
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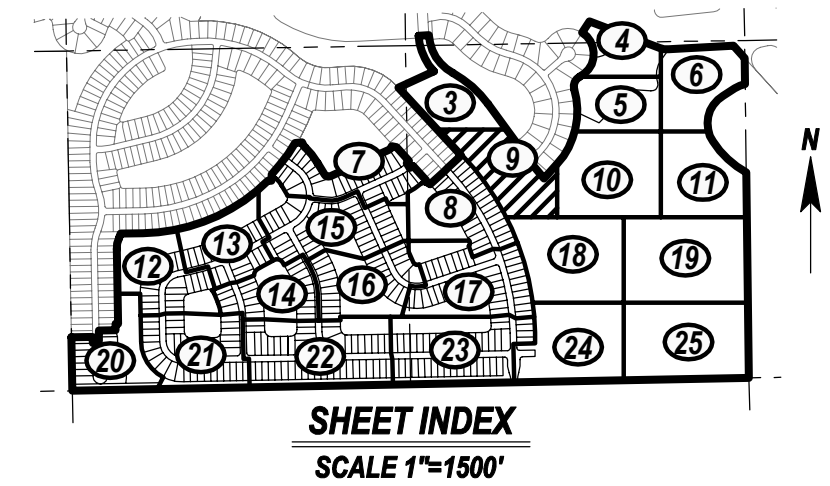
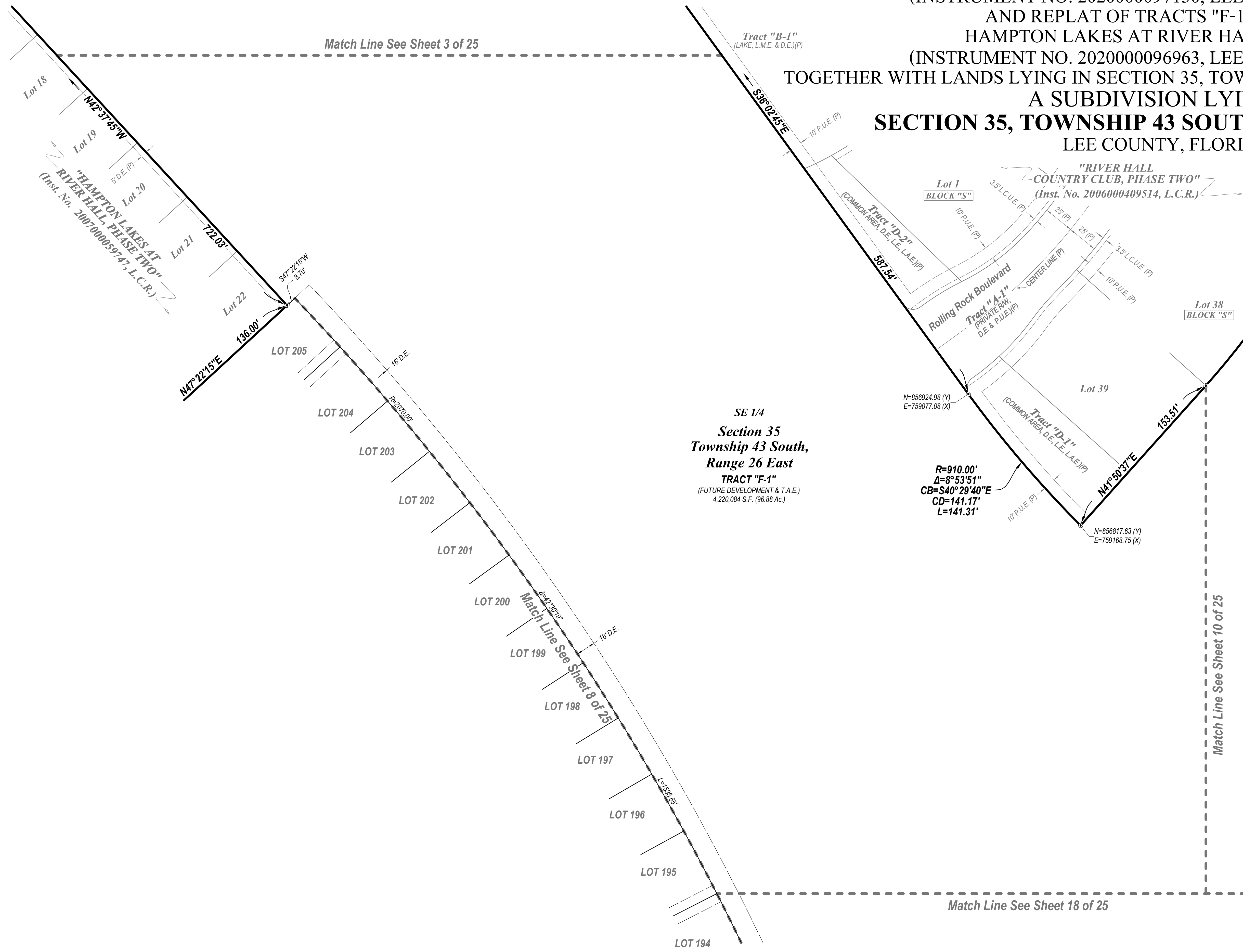
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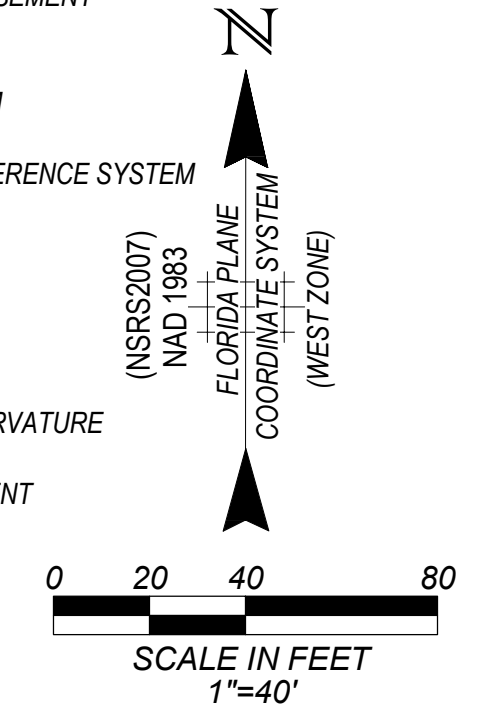
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 - F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
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 - W = WITH



THIS INSTRUMENT PREPARED BY:
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Barraco
 and Associates, Inc.
 CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING
 2271 MCGREGOR BLVD., SUITE 100, P.O. DRAWER 2800,
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 PHONE (239) 461-3170 - WWW.BARRACO.NET - FAX (239) 461-3169
 FLORIDA CERTIFICATES OF AUTHORIZATION
 ENGINEERING 7995 - SURVEYING LB-6940

DOS2019-00071/PLT2020-00025

HAMPTON LAKES AT RIVER HALL SOUTH

A REPLAT OF TRACTS "F-1" AND "F-2", HAMPTON LAKES AT RIVER HALL, PHASE 1A,
 (INSTRUMENT NO. 2020000097130, LEE COUNTY RECORDS)
 AND REPLAT OF TRACTS "F-1" AND "F-2", HAMPTON LAKES AT RIVER HALL, PHASE 2A,
 (INSTRUMENT NO. 2020000096963, LEE COUNTY RECORDS)
 TOGETHER WITH LANDS LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
 A SUBDIVISION LYING IN
SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
 LEE COUNTY, FLORIDA

INSTRUMENT NUMBER _____

SHEET 10 OF 25

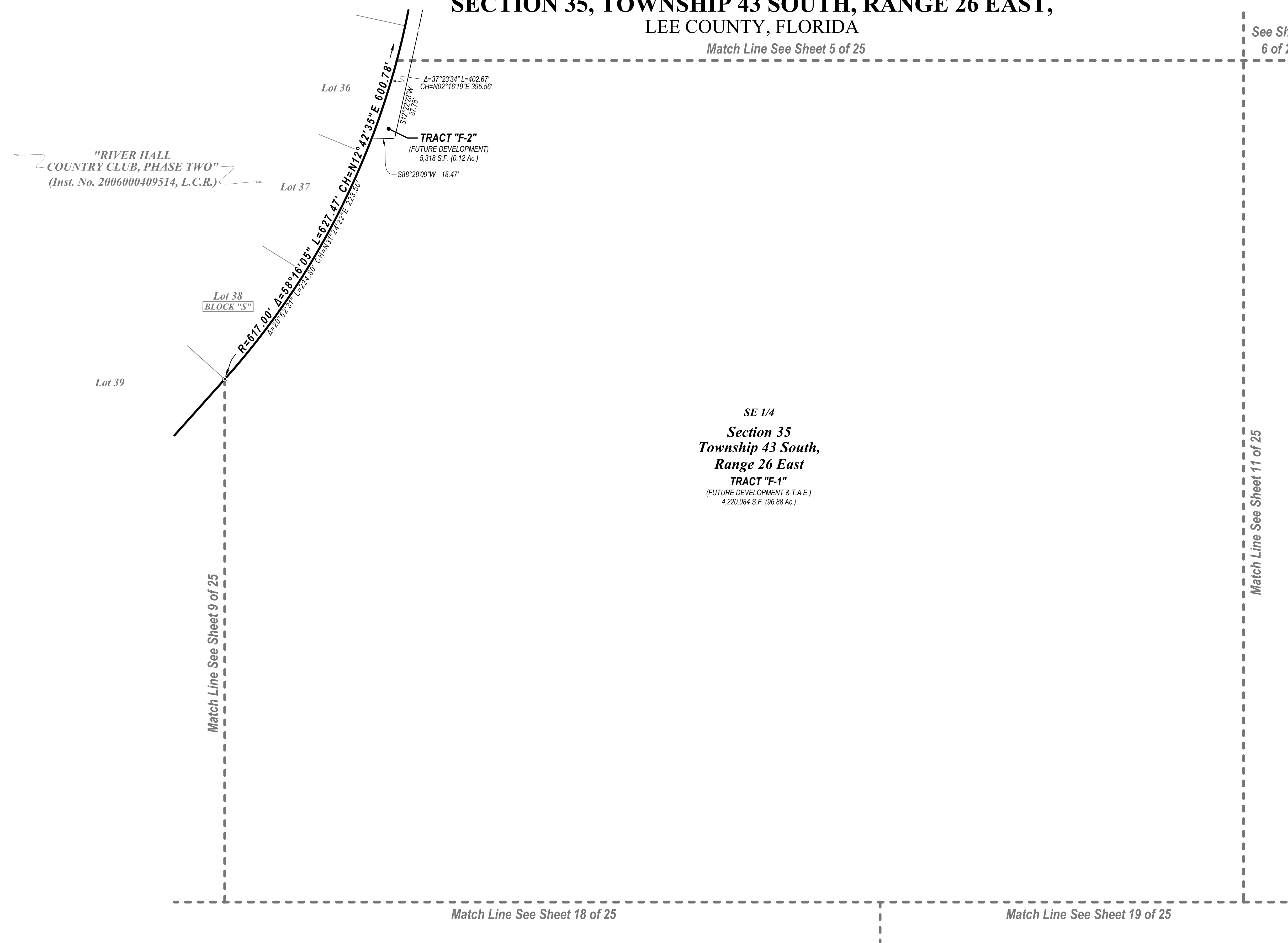
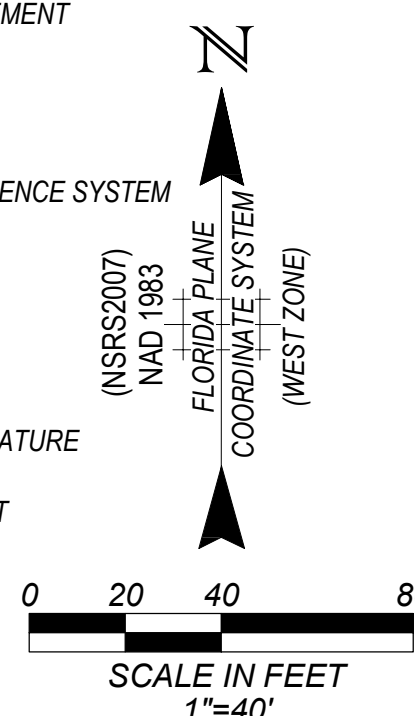
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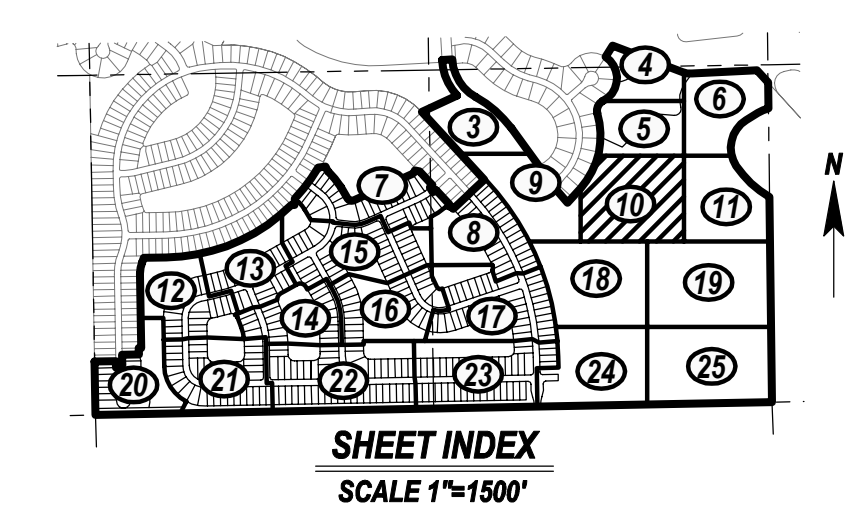
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SE 1/4
 Section 35
 Township 43 South,
 Range 26 East
TRACT "F-1"
 (FUTURE DEVELOPMENT & T.A.E.)
 4,220.084 S.F. (96.88 Ac.)

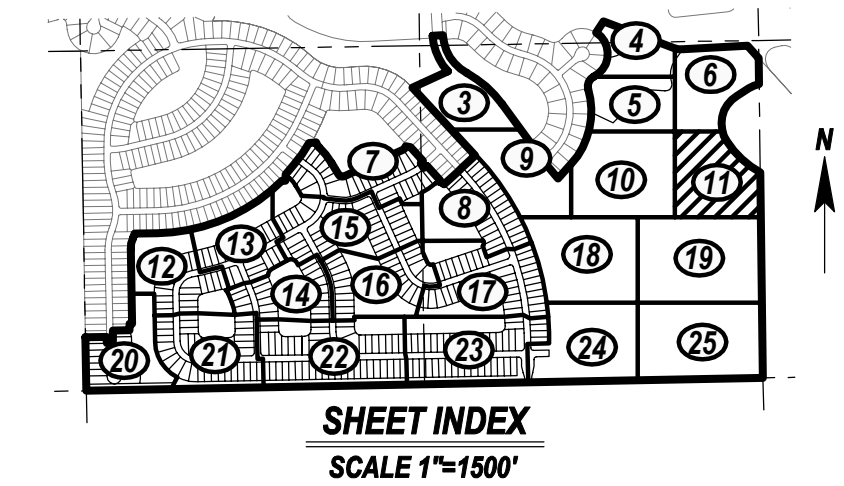


SHEET INDEX
 SCALE 1"=1500'

D052019-00071/PLT2020-00025

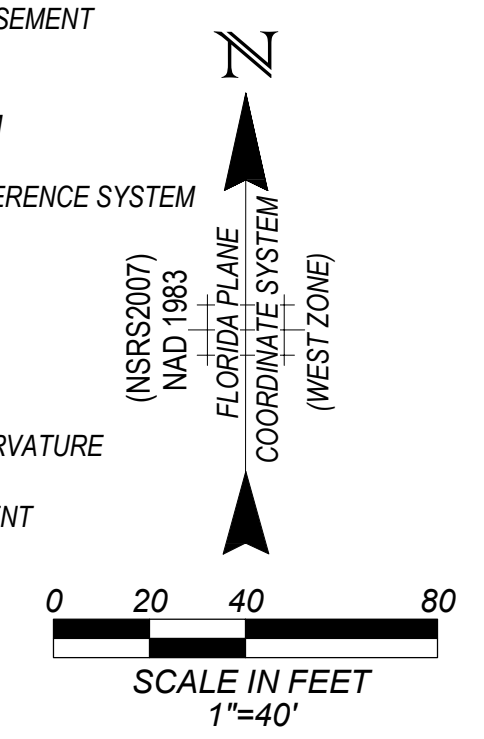
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SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
 LEE COUNTY, FLORIDA



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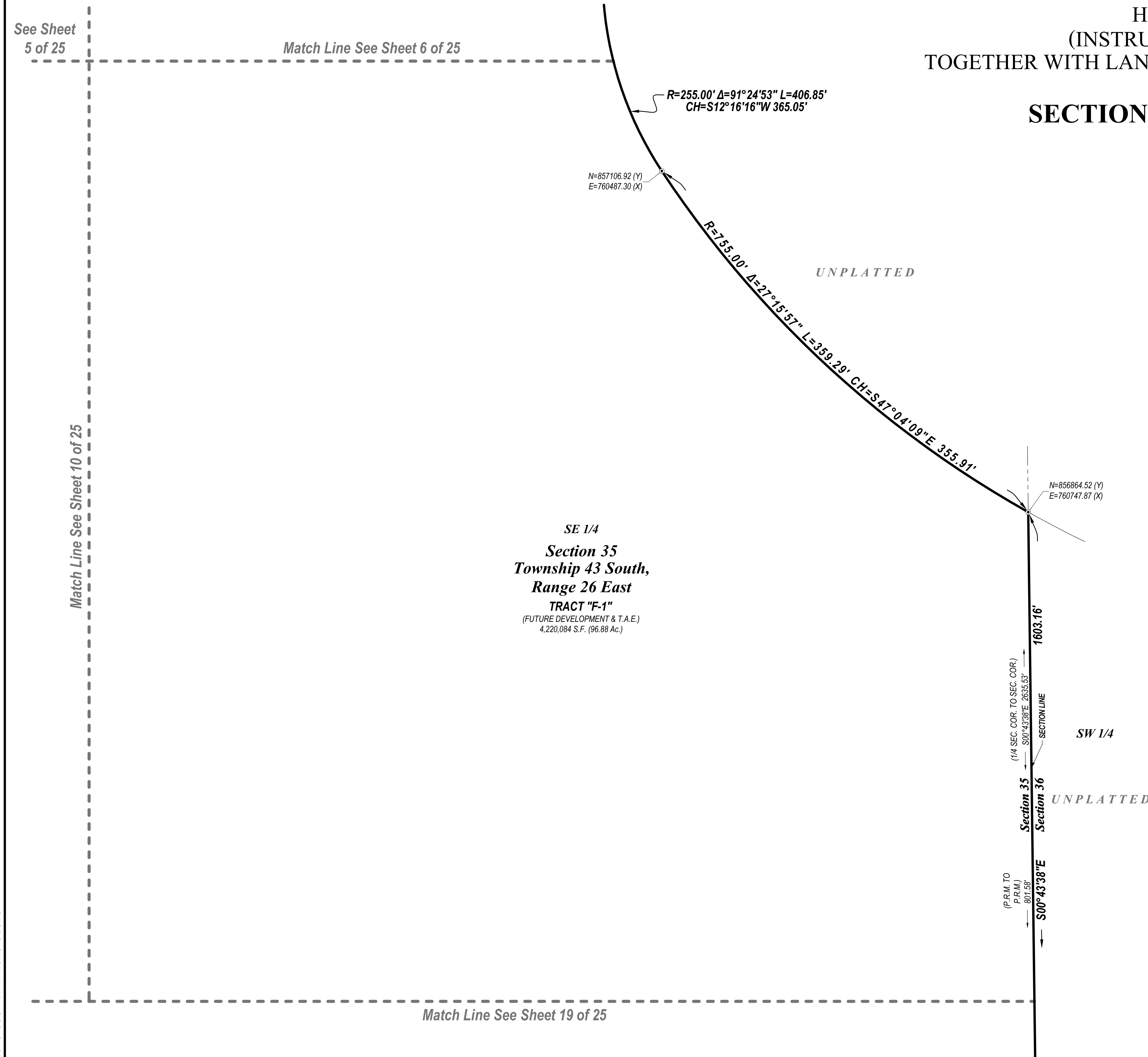
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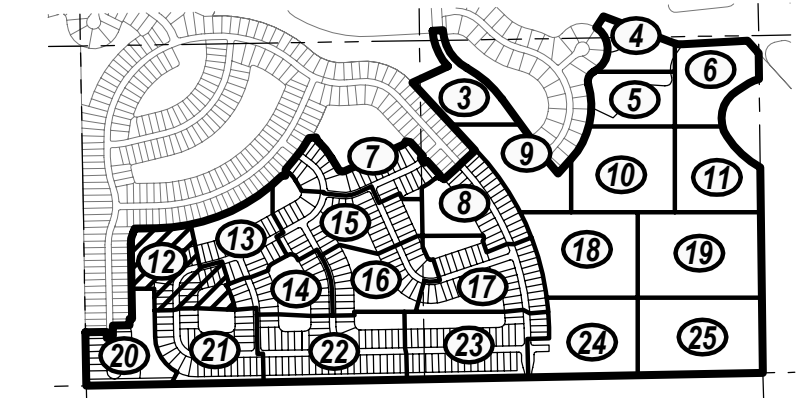
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HAMPTON LAKES AT RIVER HALL SOUTH

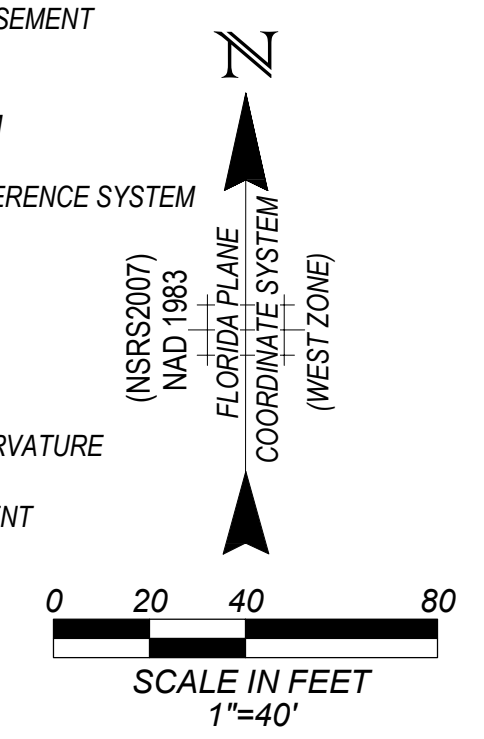
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SHEET INDEX
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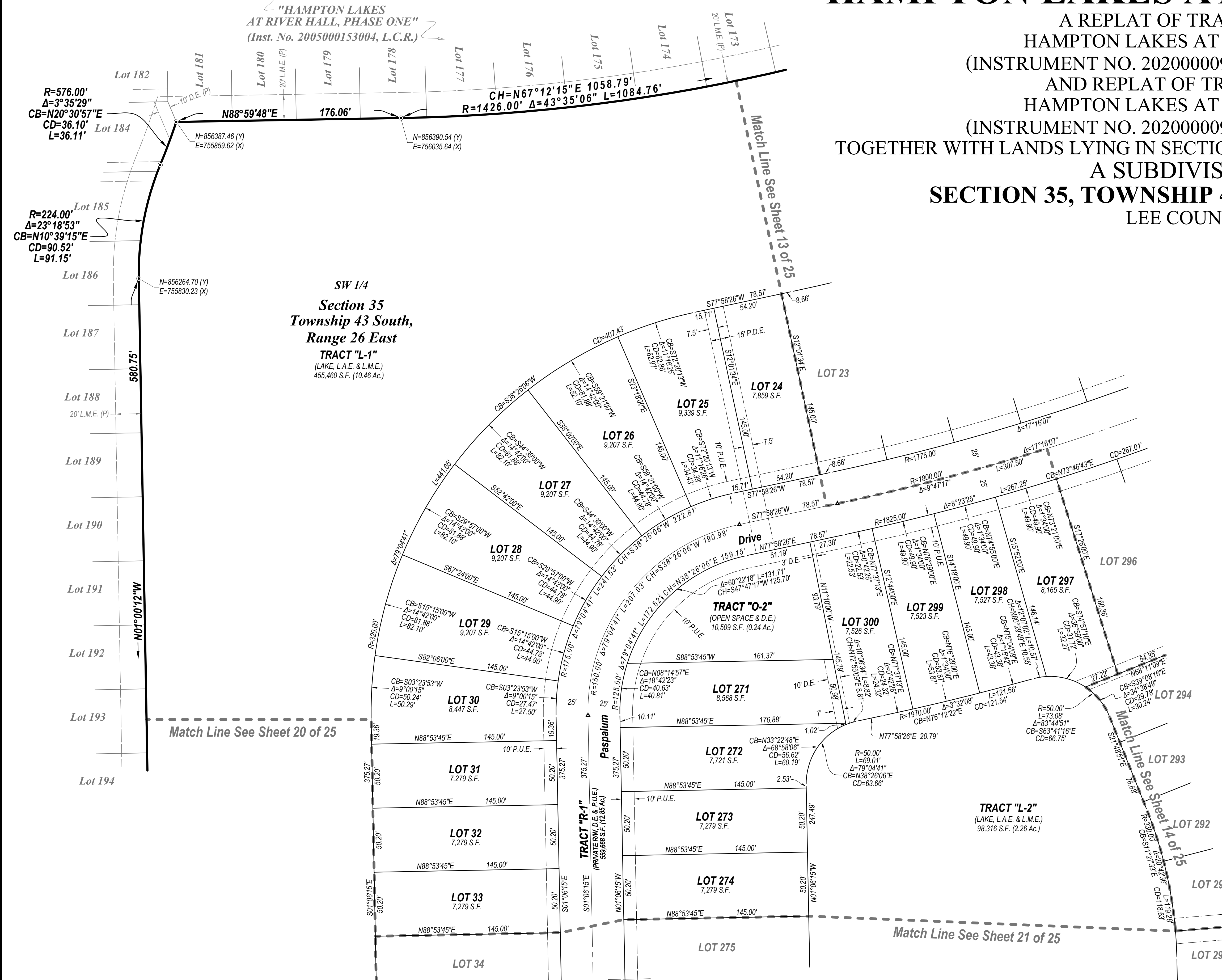


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 FLORIDA CERTIFICATES OF AUTHORIZATION
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DOS2019-00071/PLT2020-00025



"HAMPTON LAKES
 AT RIVER HALL, PHASE ONE"
 (Inst. No. 2005000153004, L.C.R.)

SW 1/4
 Section 35
 Township 43 South,
 Range 26 East
 TRACT "L-1"
 (LAKE, L.A.E. & L.M.E.)
 455,460 S.F. (10.46 Ac.)

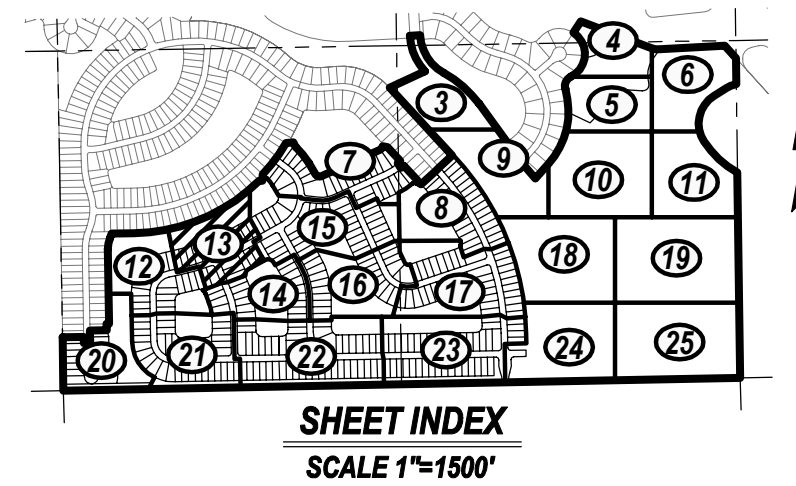
TRACT "O-2"
 (OPEN SPACE & D.E.)
 10,509 S.F. (0.24 Ac.)

TRACT "L-2"
 (LAKE, L.A.E. & L.M.E.)
 98,316 S.F. (2.26 Ac.)

HAMPTON LAKES AT RIVER HALL SOUTH

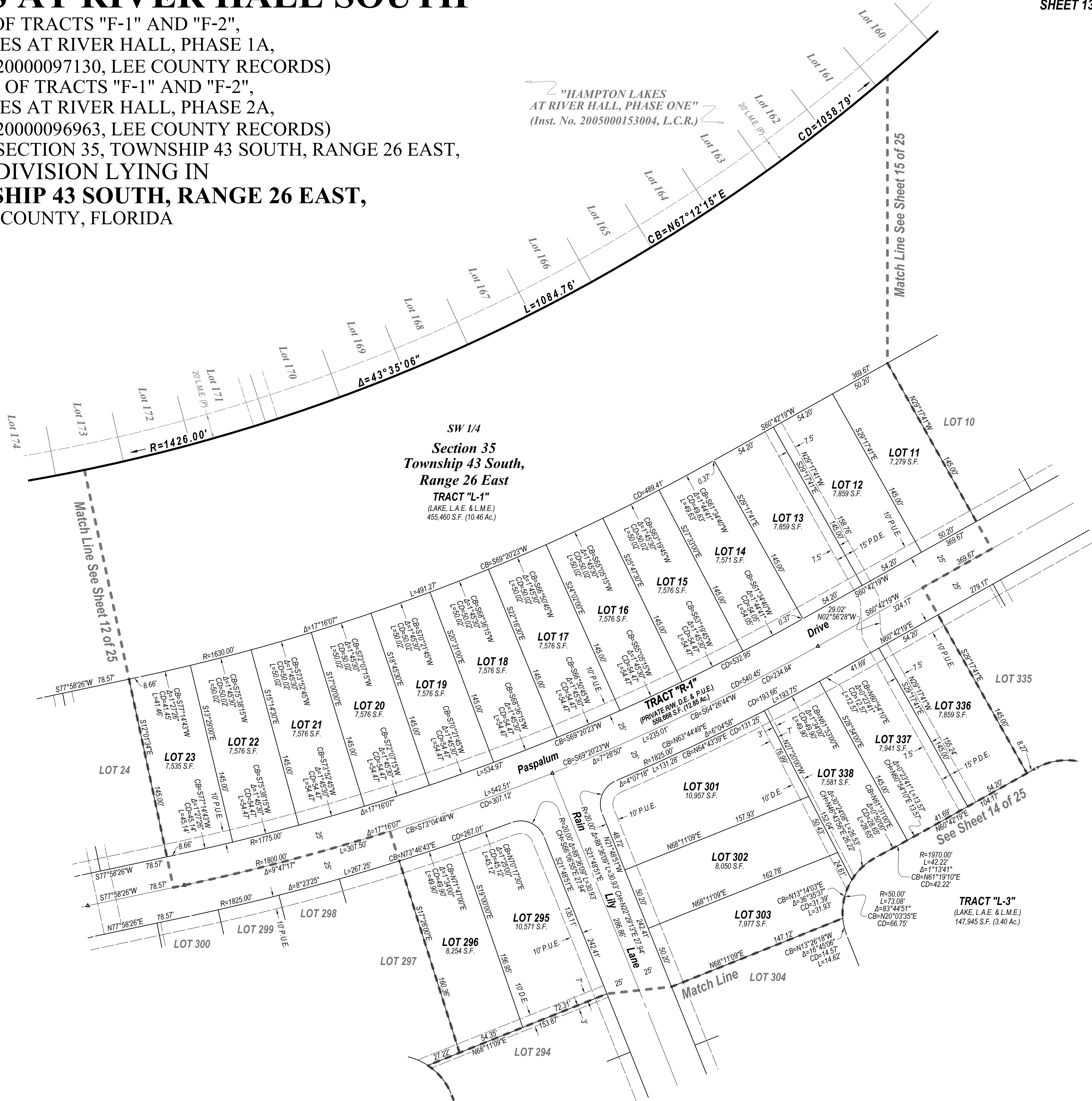
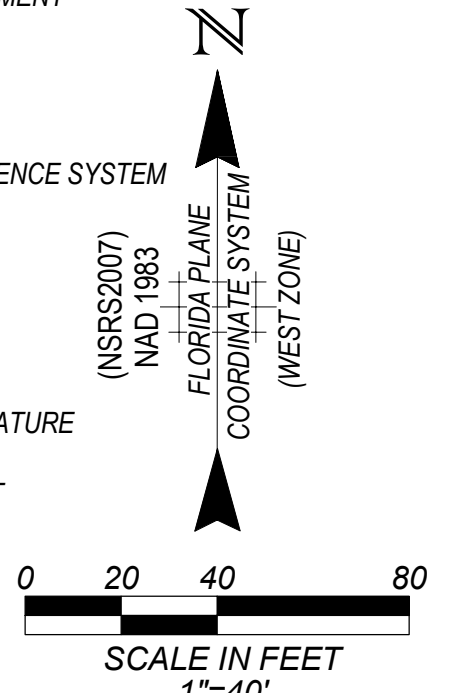
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LEE COUNTY, FLORIDA



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SHEET 14 OF 25

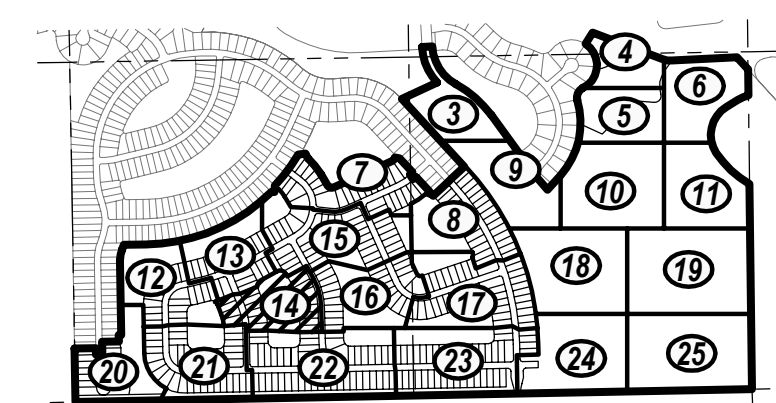
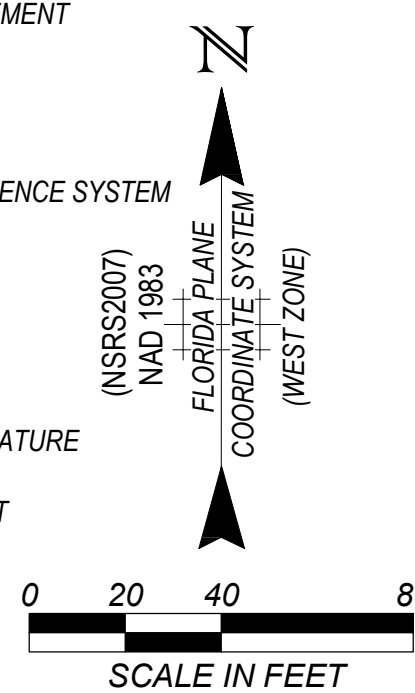
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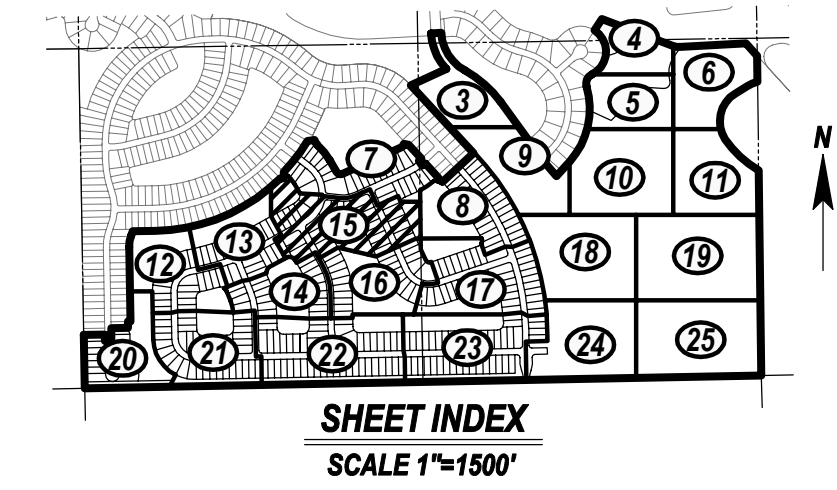
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DOS2019-0007\PL\T2020-00025

HAMPTON LAKES AT RIVER HALL SOUTH

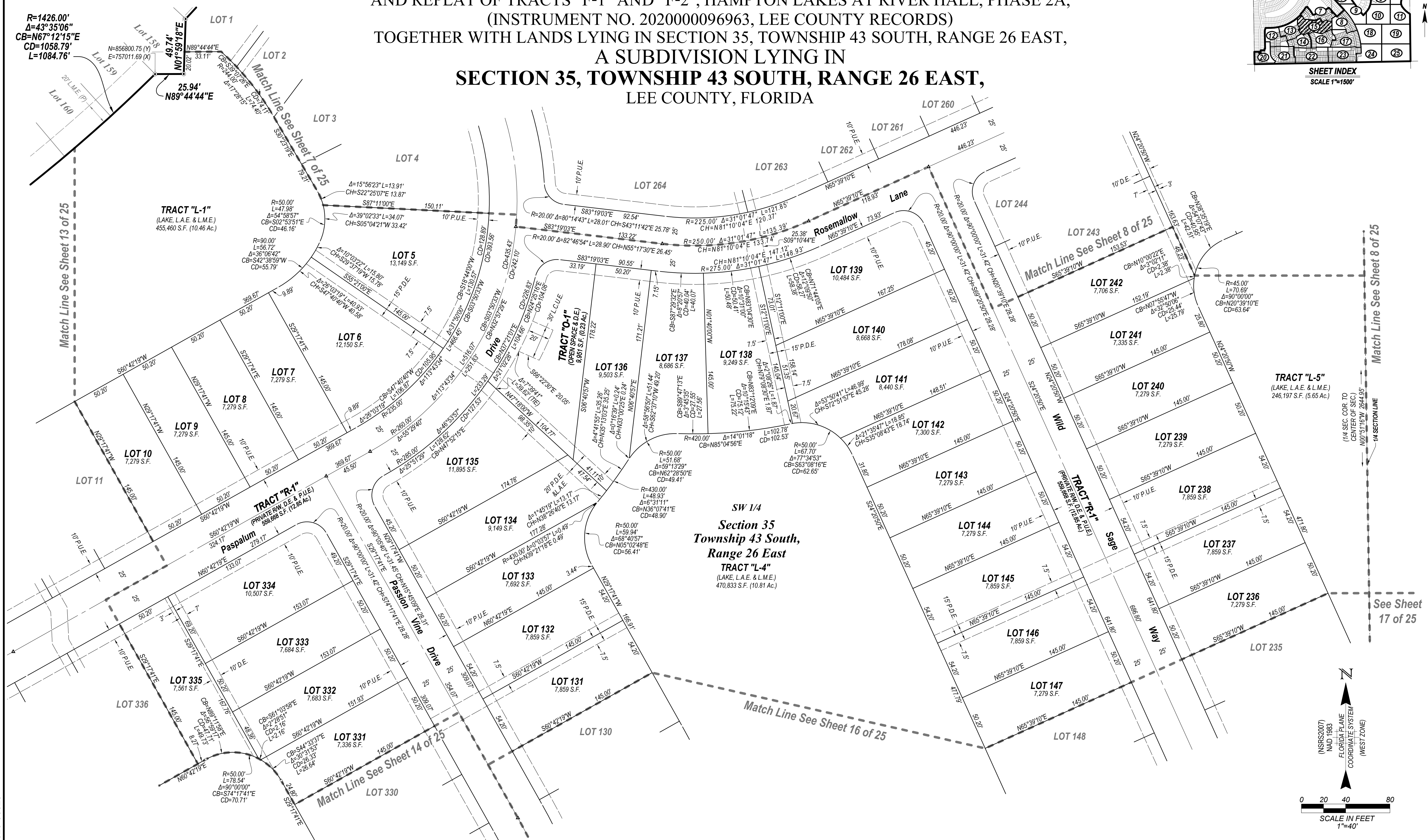
INSTRUMENT NUMBER

SHEET 15 OF 25



"HAMPTON LAKES
AT RIVER HALL, PHASE ONE"
(Inst. No. 2005000153004, L.C.R.)

A REPLAT OF TRACTS "F-1" AND "F-2", HAMPTON LAKES AT RIVER HALL, PHASE 1A,
(INSTRUMENT NO. 2020000097130, LEE COUNTY RECORDS)
AND REPLAT OF TRACTS "F-1" AND "F-2", HAMPTON LAKES AT RIVER HALL, PHASE 2A,
(INSTRUMENT NO. 2020000096963, LEE COUNTY RECORDS)
TOGETHER WITH LANDS LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
A SUBDIVISION LYING IN
SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA



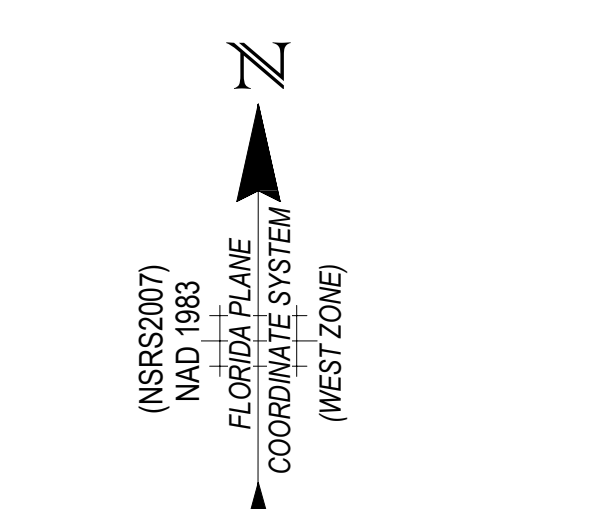
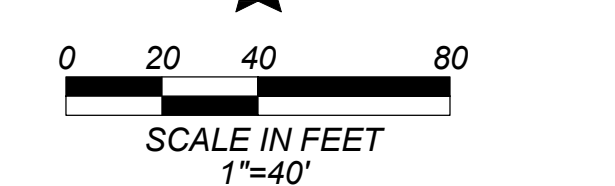
NOTES

1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.	5. * = SET PERMANENT REFERENCE MONUMENT (P.R.M.)	12. CB = CHORD BEARING	20. E (X) = GRID EASTING	28. LB. = LICENSED BUSINESS	36. N/R = NON-RADIAL	44. P.R.C. = POINT OF REVERSE CURVATURE
2. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983/NSRS 2007 ADJUSTMENT) AND ARE BASED ON THE ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 35 TO BEAR S88°53'41"W.	6. * = SET PERMANENT CONTROL POINT (P.C.P.) STAMPED LB 6940	13. C.C.R. = CERTIFIED CORNER RECORD	21. FD = FOUND	29. L.C.R. = LEE COUNTY RECORDS	37. NSRS = NATIONAL SPATIAL REFERENCE SYSTEM	45. P.T. = POINT OF TANGENCY
3. ALL LINES ARE RADIAL UNLESS OTHERWISE INDICATED.	7. Δ = DELTA	14. CD = CHORD DISTANCE	22. F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION	30. L.C.U.E. = LEE COUNTY UTILITY EASEMENT	38. O.R. = OFFICIAL RECORD	46. P.U.E. = PUBLIC UTILITY EASEMENT
4. INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177, PART I, FLORIDA STATUTES.	8. Ac = ACRES	15. CH = CHORD BEARING AND DISTANCE	23. FRAC. = FRACTION	31. L.E. = LANDSCAPE EASEMENT	39. (P) = PLAT	47. R = RADIUS
	9. A.E. = ACCESS EASEMENT	16. C.M. = CONCRETE MONUMENT	24. INST. No. = INSTRUMENT NUMBER	32. L.M.E. = LAKE MAINTENANCE EASEMENT	40. (P.B.) = PLAT BOOK	48. R/W = RIGHT OF WAY
	10. (C) = CALCULATED	17. COR. = CORNER	25. I.R. = IRON ROD	33. (M) = MEASURED	41. PG. = PAGE	49. SEC. = SECTION
	11. C/L = CENTER LINE	18. D.B. = DEED BOOK, LEE COUNTY RECORDS	26. L = LENGTH	34. N (Y) = GRID NORTHING	42. P.K. = PARKER-KALON	50. S.F. = SQUARE FEET
		19. D.E. = DRAINAGE EASEMENT	27. L.A.E. = LAKE ACCESS EASEMENT	35. NAD = NORTH AMERICAN DATUM	43. PROP. = PROPERTY	51. W = WITH

THIS INSTRUMENT PREPARED BY:
SCOTT A. WHEELER, P.S.M.

Barraco
and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING
2271 MCGREGOR BLVD., SUITE 100, P.O. DRAWER 2800,
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 481-3170 - WWW.BARRACO.NET - FAX (239) 461-3169
FLORIDA CERTIFICATE OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940



DOS2019-0007\PL\T2020-00025

HAMPTON LAKES AT RIVER HALL SOUTH

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LEE COUNTY, FLORIDA

INSTRUMENT NUMBER _____

SHEET 16 OF 25

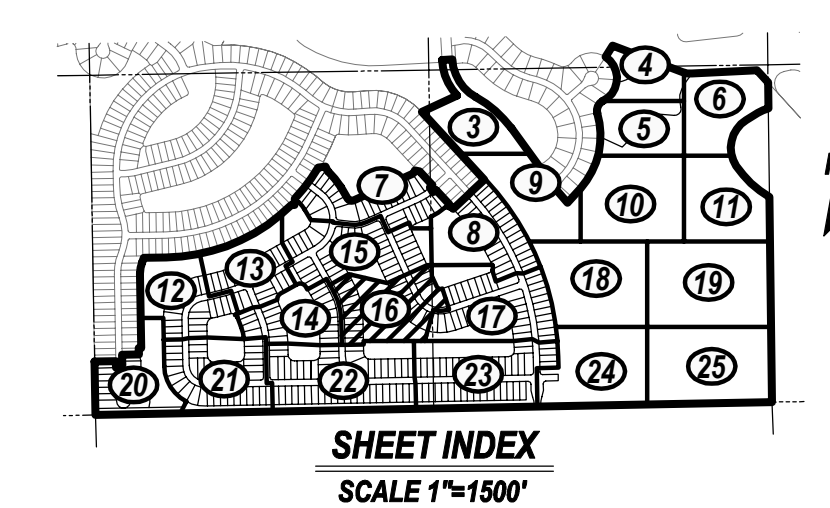
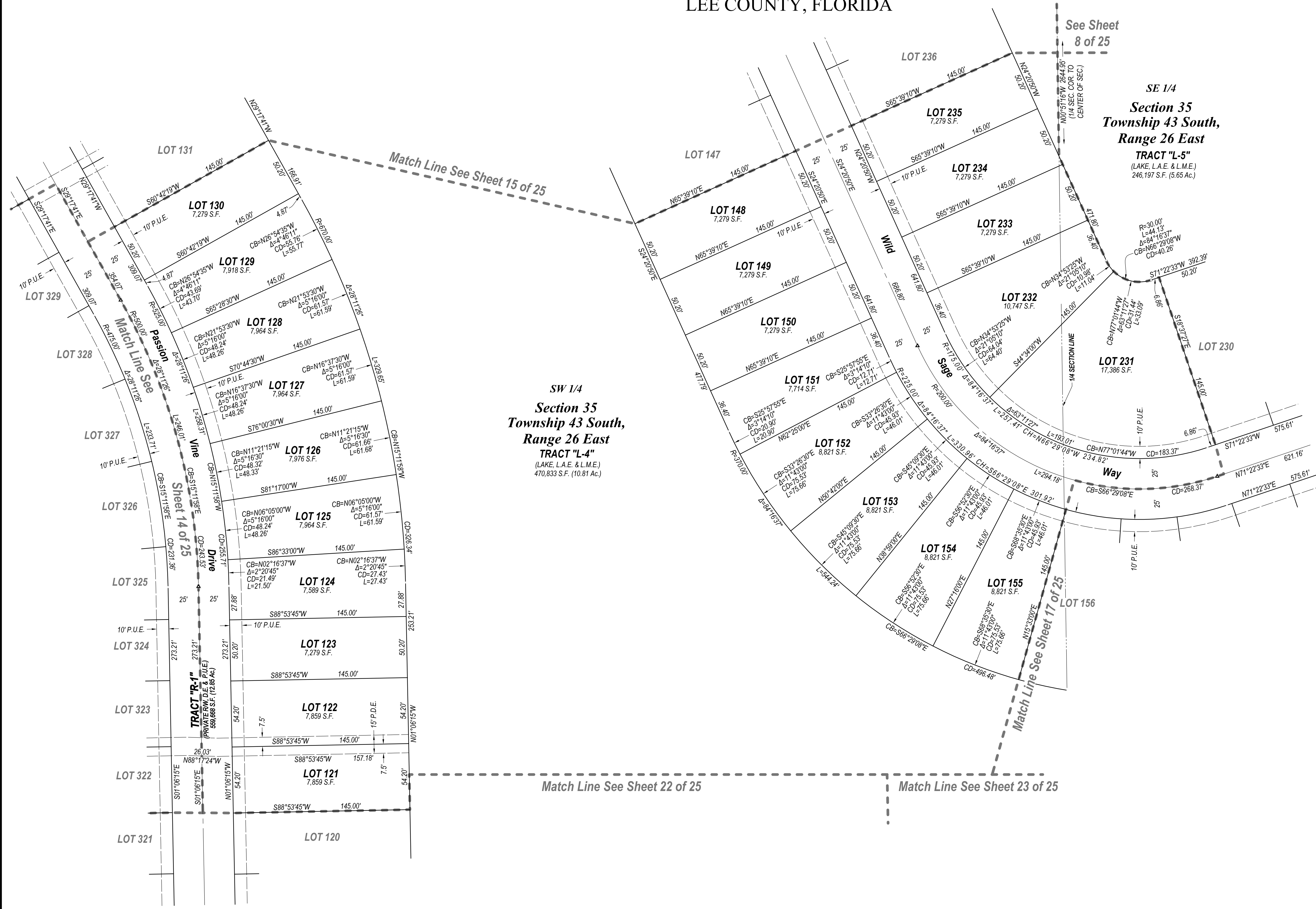
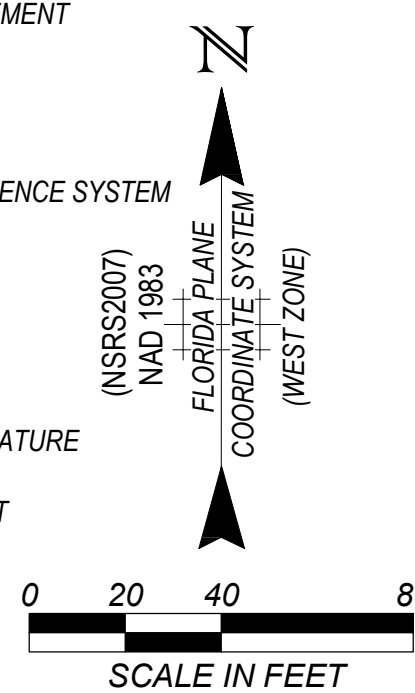
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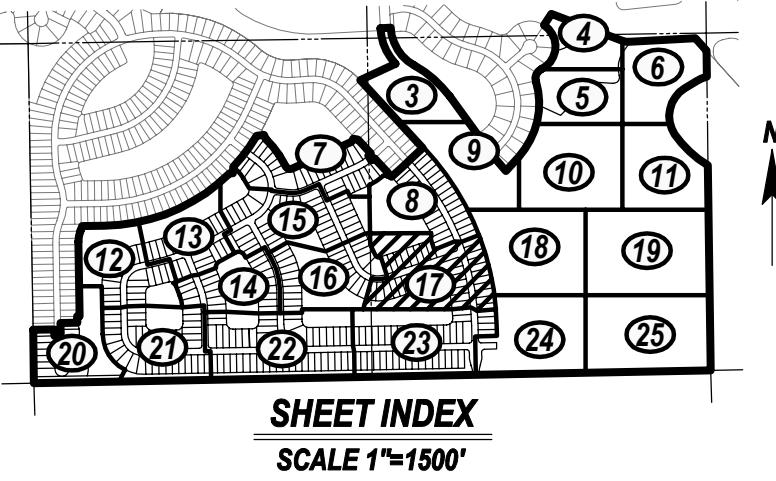
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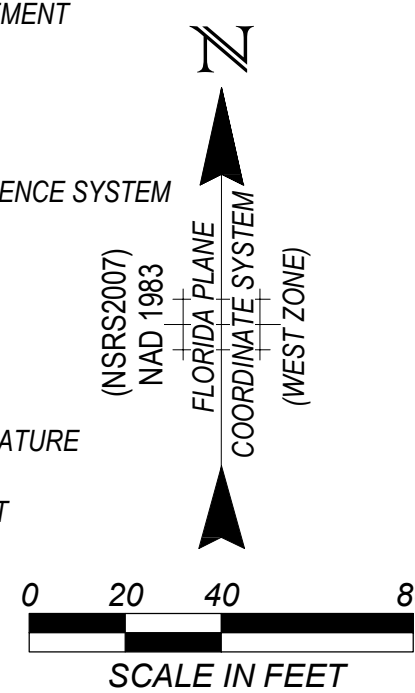
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SHEET INDEX
SCALE 1"=1500'

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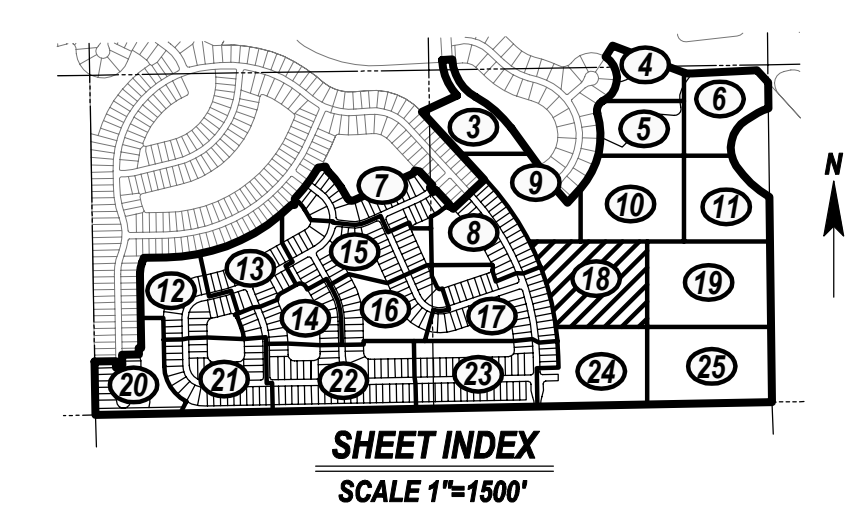
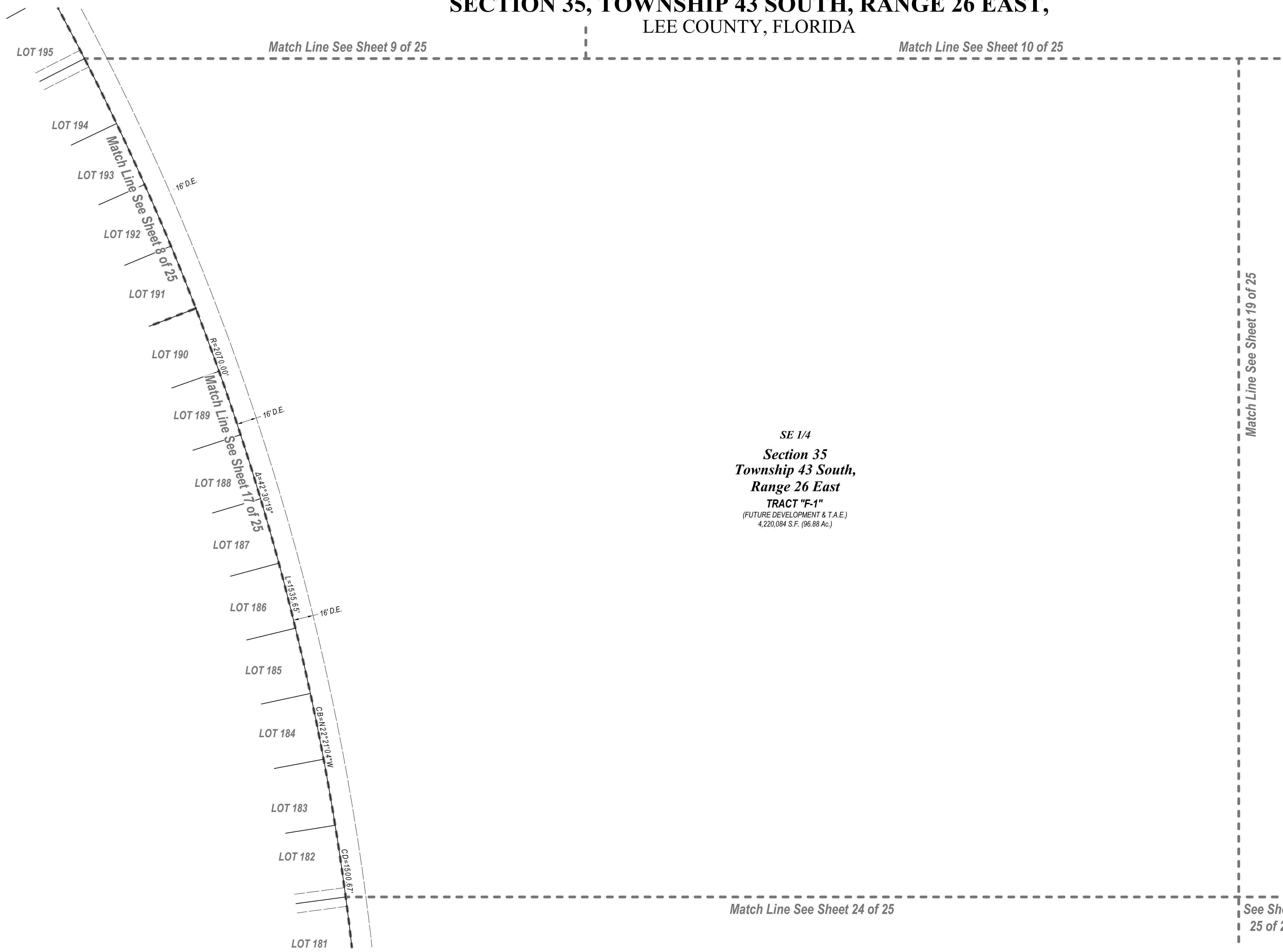
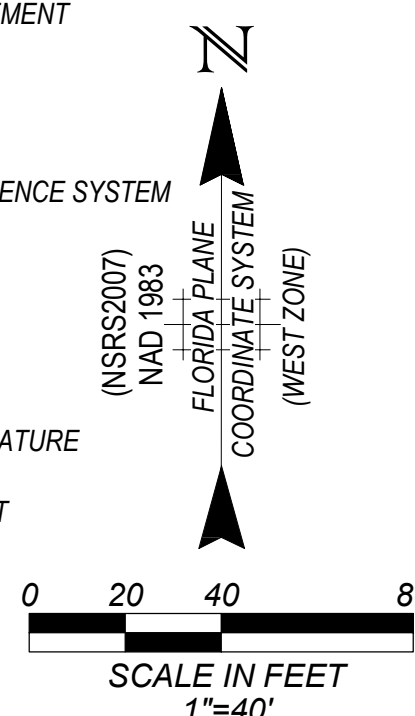
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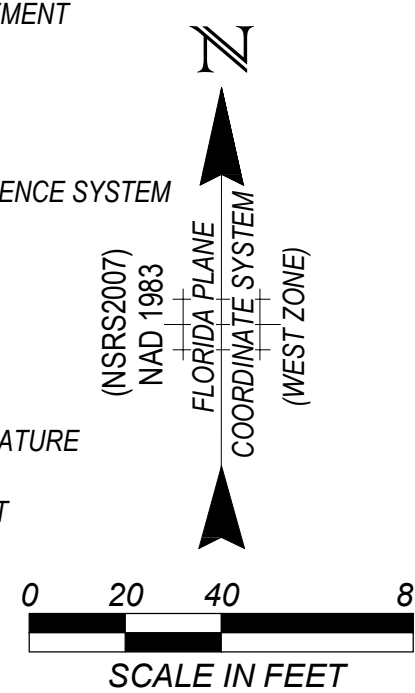
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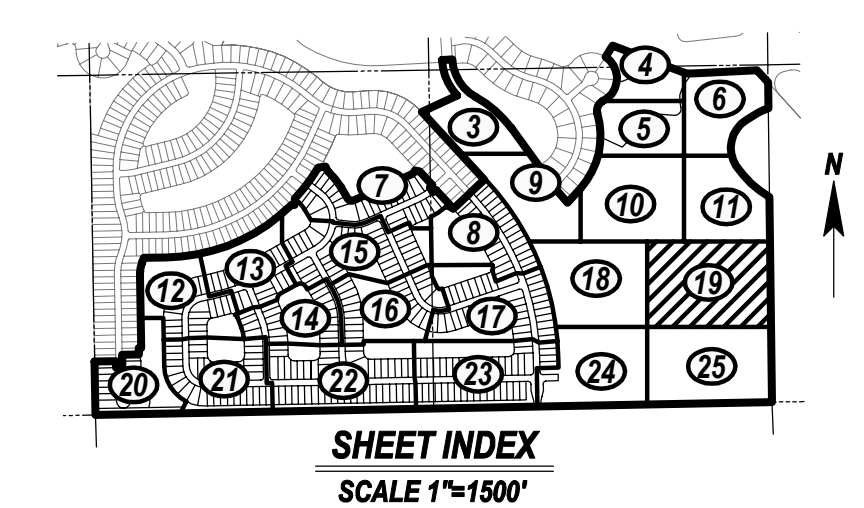
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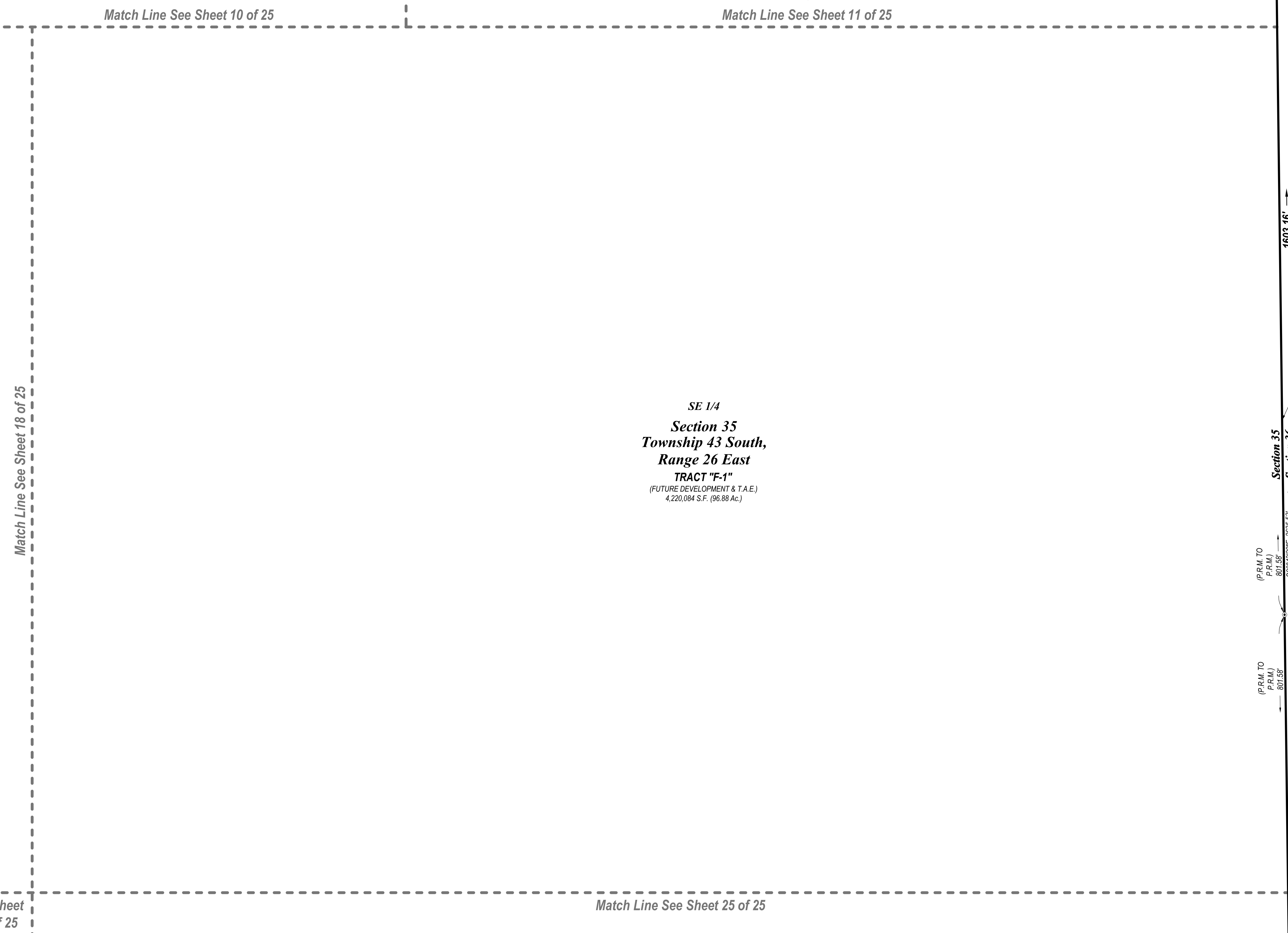
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UNPLATTED



SHEET INDEX
 SCALE 1"=1500'



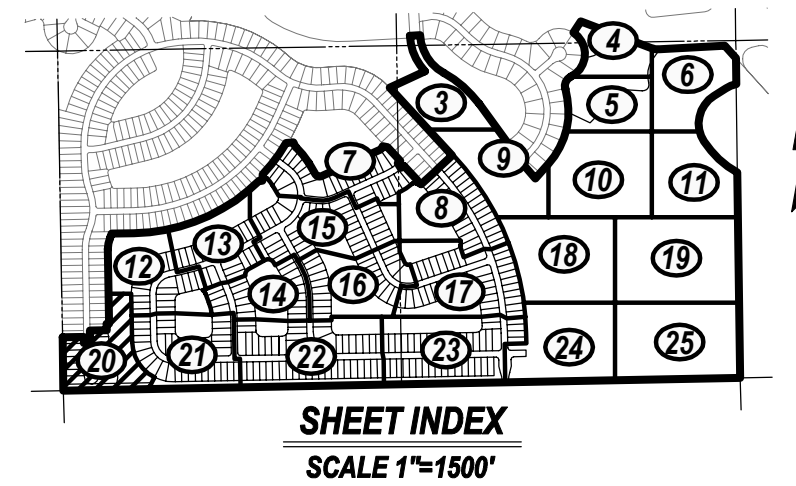
SE 1/4
Section 35
 Township 43 South,
 Range 26 East
TRACT "F-1"
 (FUTURE DEVELOPMENT & T.A.E.)
 4,220,084 S.F. (96.88 Ac.)

DOS2019-00071/PLT2020-00025

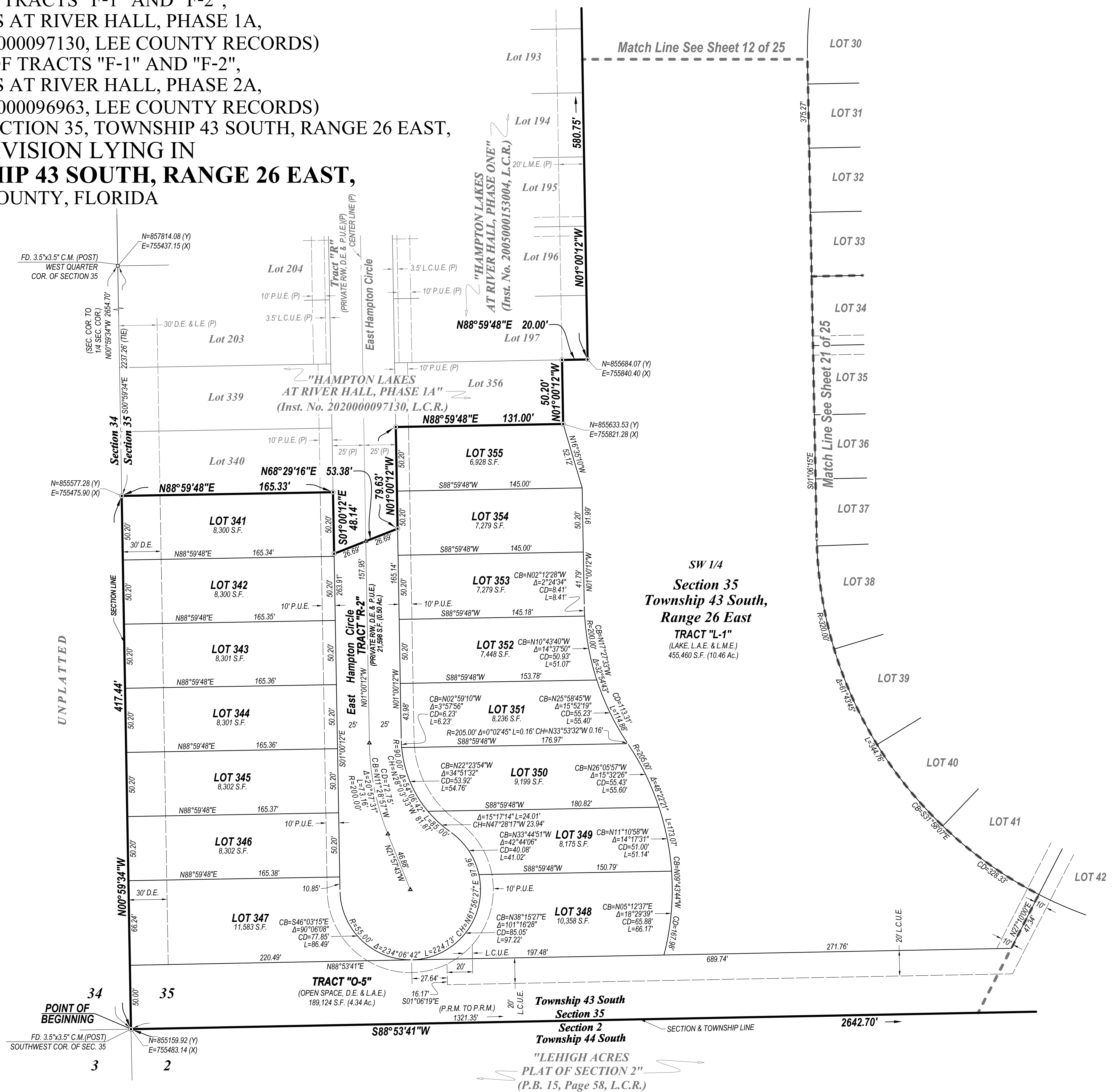
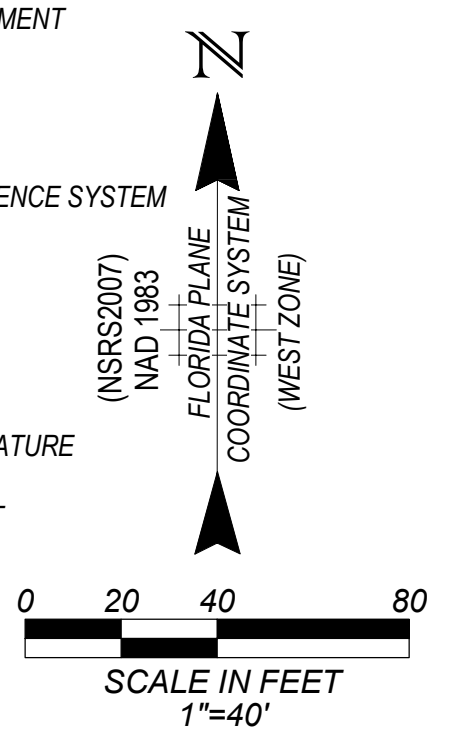
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 - L.M.E. = LAKE MAINTENANCE EASEMENT
 - (M) = MEASURED
 - N (Y) = GRID NORTHING
 - NAD = NORTH AMERICAN DATUM
 - N/R = NON-RADIAL
 - NSRS = NATIONAL SPATIAL REFERENCE SYSTEM
 - O.R. = OFFICIAL RECORD
 - (P) = PLAT
 - P.B. = PLAT BOOK
 - PG. = PAGE
 - P.K. = PARKER-KALON
 - PROP. = PROPERTY
 - P.R.C. = POINT OF REVERSE CURVATURE
 - P.T. = POINT OF TANGENCY
 - P.U.E. = PUBLIC UTILITY EASEMENT
 - R = RADIUS
 - R/W = RIGHT OF WAY
 - SEC. = SECTION
 - S.F. = SQUARE FEET
 - W = WITH



SW 1/4
Section 35
Township 43 South,
Range 26 East
TRACT "L-1"
(LAKE, L.A.E. & L.M.E.)
455,460 S.F. (10.46 Ac.)

THIS INSTRUMENT PREPARED BY:
SCOTT A. WHEELER, P.S.M.
Barraco
and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING
2271 MCGREGOR BLVD., SUITE 100, P.O. DRAWER 2800,
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3110 WWW.BARRACO.NET FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION -
ENGINEERING 7995 - SURVEYING LB-6940

DOS2019-00071/PLT2020-00025

HAMPTON LAKES AT RIVER HALL SOUTH

A REPLAT OF TRACTS "F-1" AND "F-2", HAMPTON LAKES AT RIVER HALL, PHASE 1A,
(INSTRUMENT NO. 202000097130, LEE COUNTY RECORDS)
AND REPLAT OF TRACTS "F-1" AND "F-2", HAMPTON LAKES AT RIVER HALL, PHASE 2A,
(INSTRUMENT NO. 202000096963, LEE COUNTY RECORDS)
TOGETHER WITH LANDS LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
A SUBDIVISION LYING IN
SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA

INSTRUMENT NUMBER

SHEET 21 OF 25

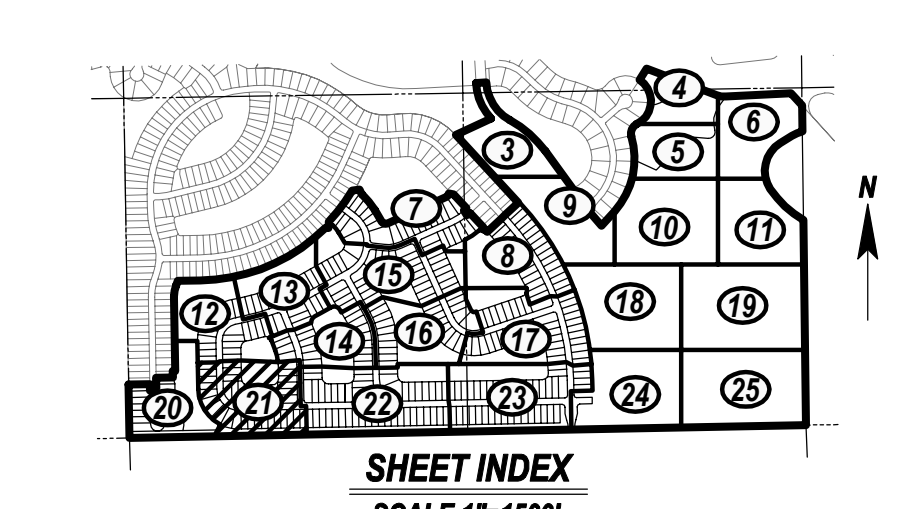
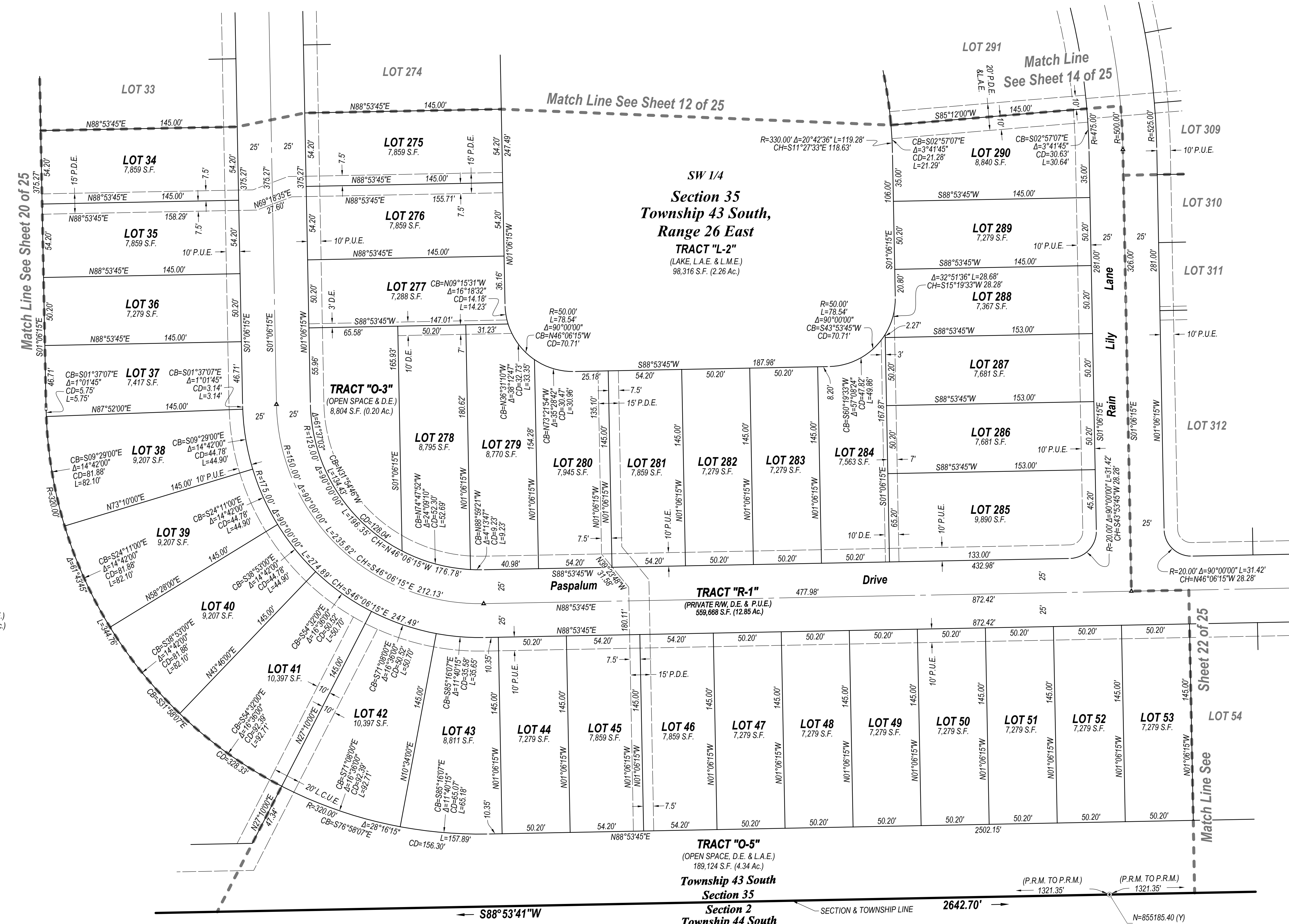
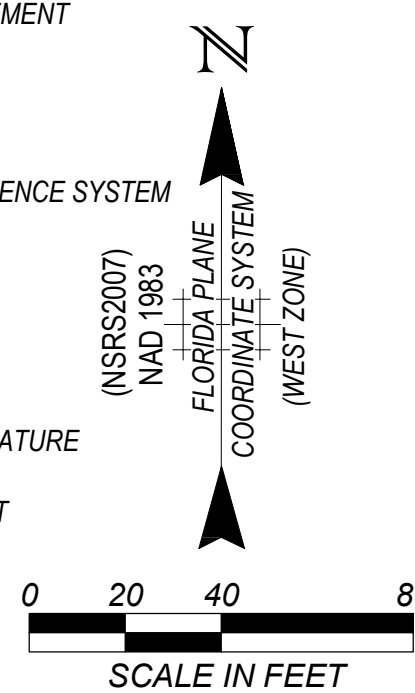
THIS INSTRUMENT PREPARED BY:
SCOTT A. WHEELER, P.S.M.

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CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING
2271 MCGREGOR BLVD., SUITE 100, P.O. DRAWER 2800,
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170 - WWW.BARRACO.NET - FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION -
ENGINEERING 7995 - SURVEYING LB-6940

NOTES

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- BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983/NSRS 2007 ADJUSTMENT) AND ARE BASED ON THE ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 35 TO BEAR S88°53'41"W.
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- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
- FRAC. = FRACTION
- INST. No. = INSTRUMENT NUMBER
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- L.B. = LICENSED BUSINESS
- L.C.R. = LEE COUNTY RECORDS
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- S.F. = SQUARE FEET
- W/ = WITH



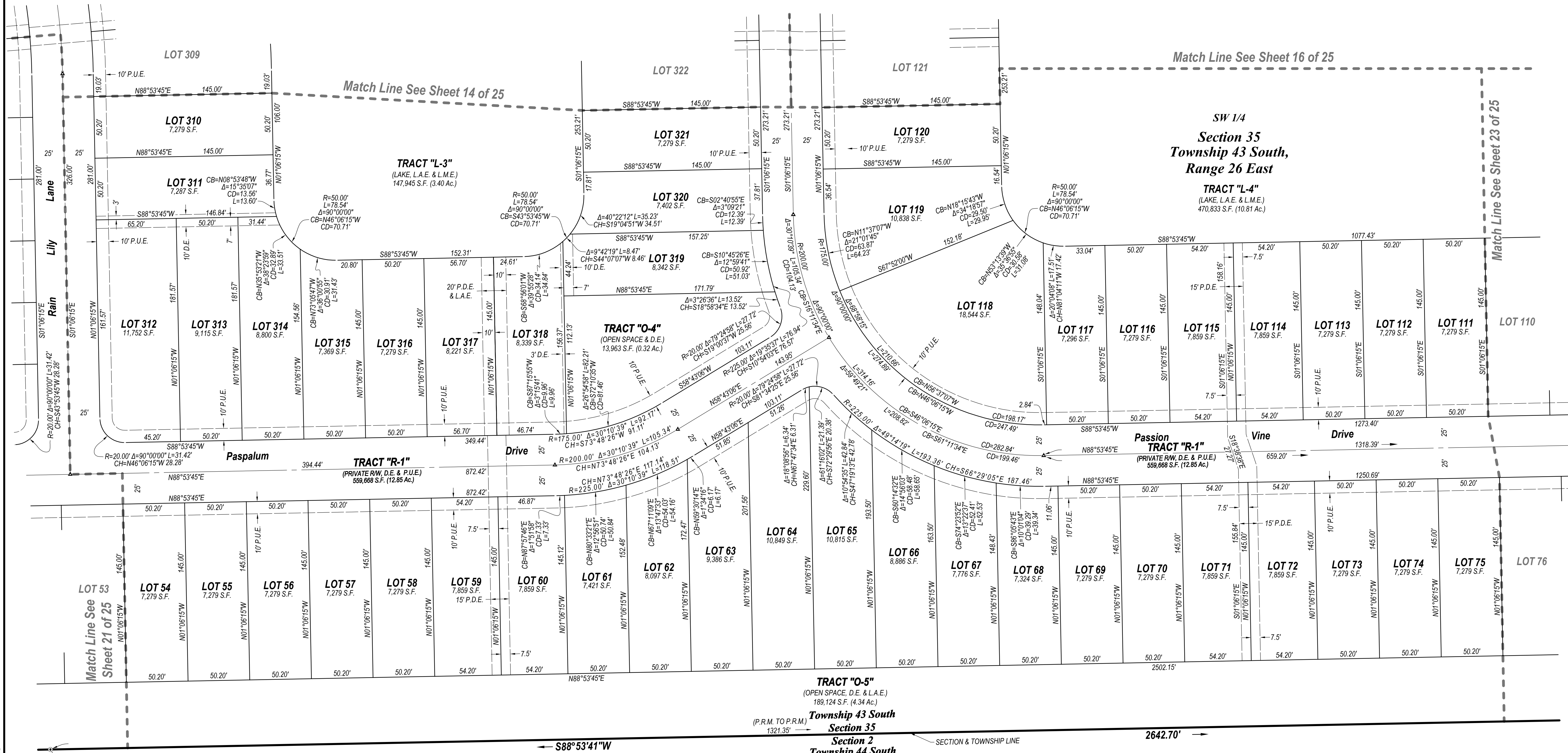
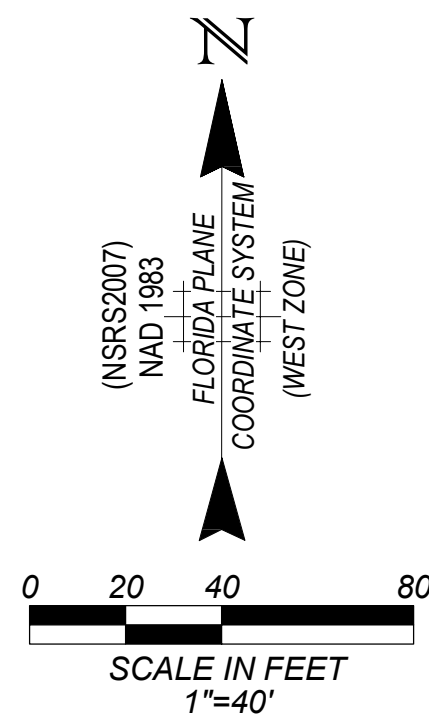
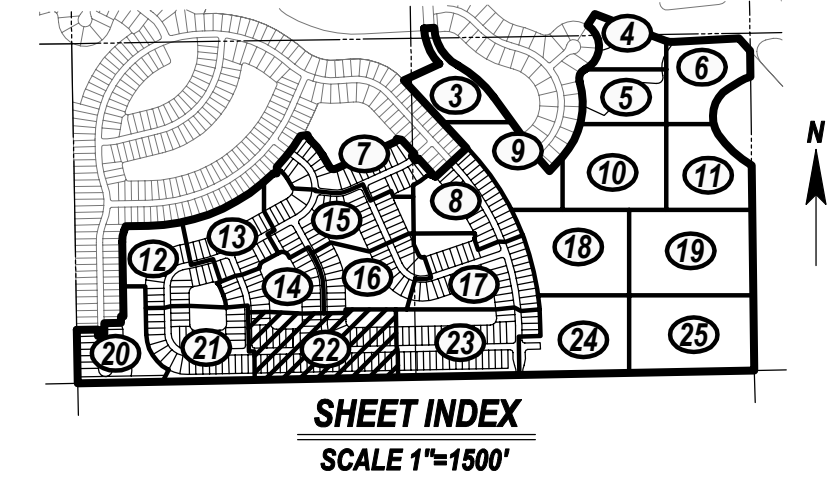
DOS2019-00071/PL T2020-00025

HAMPTON LAKES AT RIVER HALL SOUTH

INSTRUMENT NUMBER _____

SHEET 22 OF 25

A REPLAT OF TRACTS "F-1" AND "F-2", HAMPTON LAKES AT RIVER HALL, PHASE 1A, (INSTRUMENT NO. 202000097130, LEE COUNTY RECORDS) AND REPLAT OF TRACTS "F-1" AND "F-2", HAMPTON LAKES AT RIVER HALL, PHASE 2A, (INSTRUMENT NO. 202000096963, LEE COUNTY RECORDS) TOGETHER WITH LANDS LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST, A SUBDIVISION LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA



D052019-00071PLT2020-00025

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- ⊙ = STAMPED LB 6940, UNLESS OTHERWISE NOTED.
- ▲ = SET PERMANENT CONTROL POINT (P.C.P.) STAMPED LB 6940
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- Ac = ACRES
- A.E. = ACCESS EASEMENT
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- FRAC. = FRACTION
- INST. NO. = INSTRUMENT NUMBER
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- L.A.E. = LAKE ACCESS EASEMENT
- LB. = LICENSED BUSINESS
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- L.C.U.E. = LEE COUNTY UTILITY EASEMENT
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- P.U.E. = PUBLIC UTILITY EASEMENT
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- R/W = RIGHT OF WAY
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- S.F. = SQUARE FEET
- W = WITH

SECTION & TOWNSHIP LINE

SECTION 2 Township 44 South

SECTION 3 Township 43 South

"LEHIGH ACRES PLAT OF SECTION 2" (P.B. 15, Page 58, L.C.R.)

2642.70'

THIS INSTRUMENT PREPARED BY:
SCOTT A. WHEELER, P.S.M.

Barraco
and Associates, Inc.

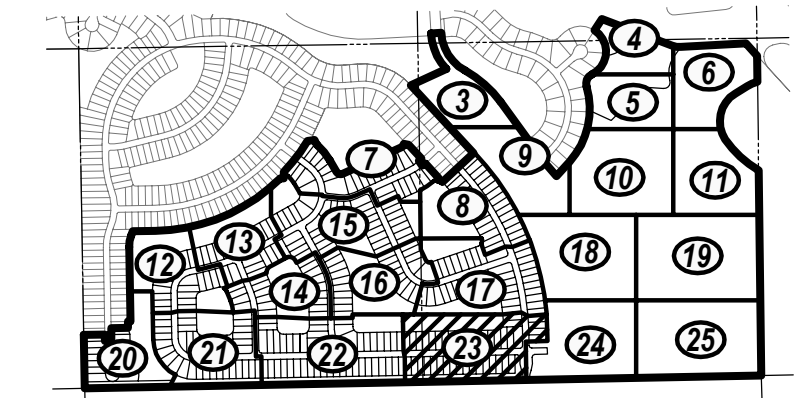
CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING
2271 MCGREGOR BLVD., SUITE 100, P.O. DRAWER 2800,
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170 WWW.BARRACONET.COM FAX (239) 461-3169
FLORIDA CERTIFICATE OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

HAMPTON LAKES AT RIVER HALL SOUTH

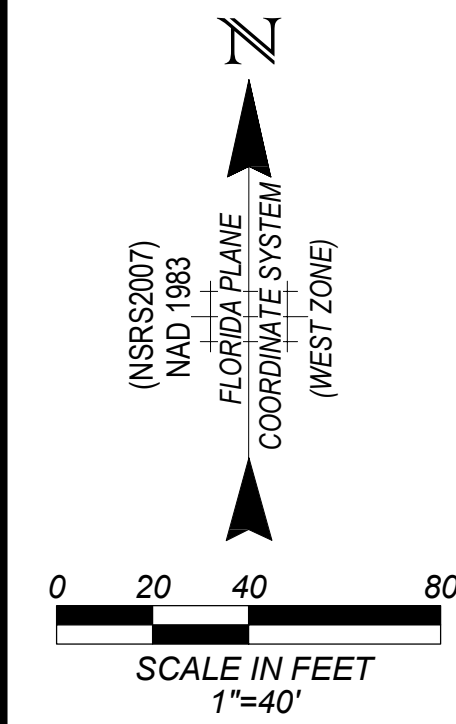
INSTRUMENT NUMBER _____

SHEET 23 OF 25

A REPLAT OF TRACTS "F-1" AND "F-2", HAMPTON LAKES AT RIVER HALL, PHASE 1A,
 (INSTRUMENT NO. 202000097130, LEE COUNTY RECORDS)
 AND REPLAT OF TRACTS "F-1" AND "F-2", HAMPTON LAKES AT RIVER HALL, PHASE 2A,
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 TOGETHER WITH LANDS LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
 A SUBDIVISION LYING IN
SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
 LEE COUNTY, FLORIDA



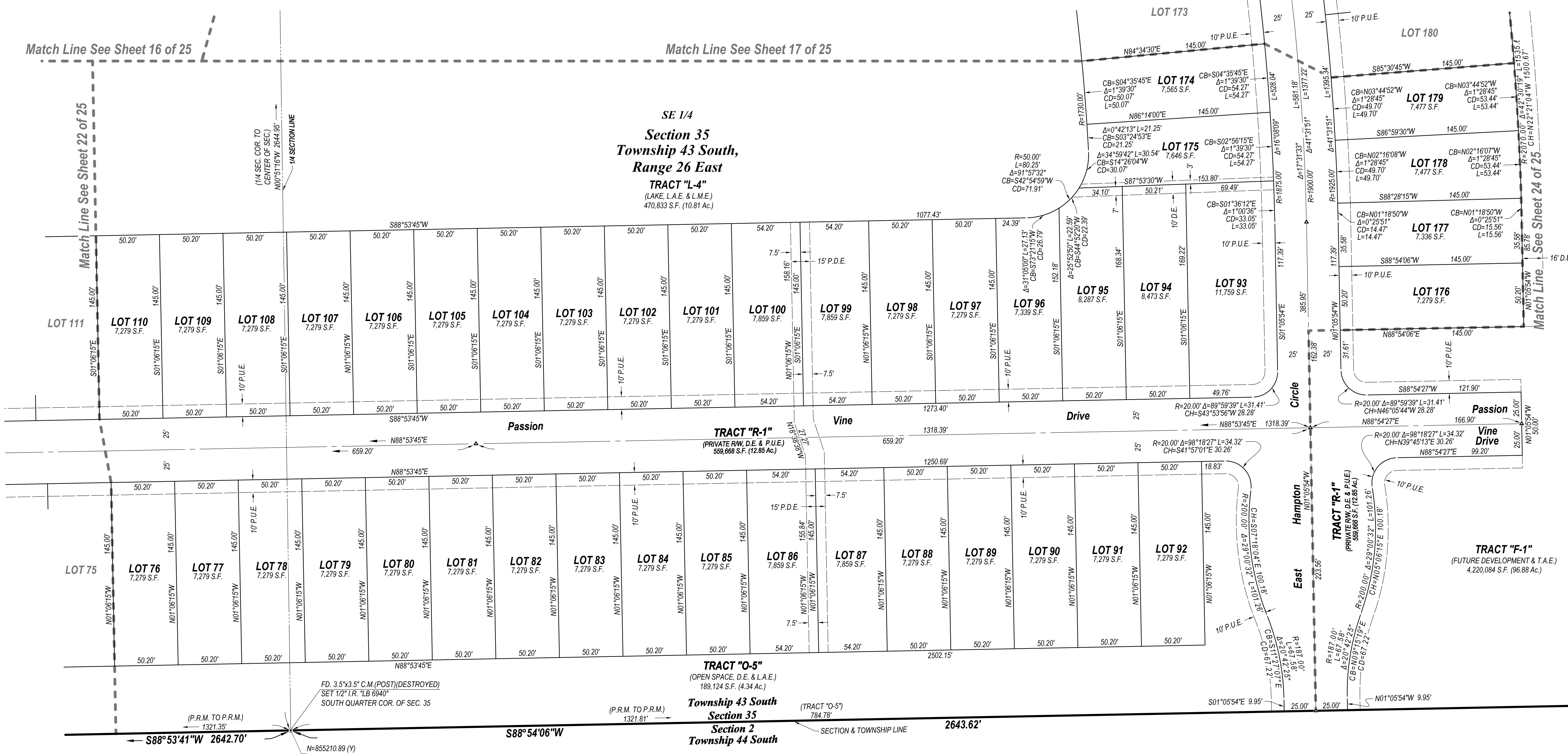
SHEET INDEX
SCALE 1"=1500'



Match Line See Sheet 16 of 25

Match Line See Sheet 17 of 25

Match Line See Sheet 24 of 25



D052019-0007\PL\T2020-00025

NOTES

- | | | | | | |
|--|---|--|---|--|---|
| 1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF. | 5. * = SET PERMANENT REFERENCE MONUMENT (P.R.M.) | 12. CB = CHORD BEARING | 20. E (X) = GRID EASTING | 36. N/R = NON-RADIAL | 44. P.R.C. = POINT OF REVERSE CURVATURE |
| 2. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983/NSRS 2007 ADJUSTMENT) AND AND ARE BASED ON THE ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 35 TO BEAR S88°53'41"W. | 6. * = SET PERMANENT CONTROL POINT (P.C.P.) STAMPED LB 6940 | 13. C.C.R. = CERTIFIED CORNER RECORD | 21. FD = FOUND | 37. NSRS = NATIONAL SPATIAL REFERENCE SYSTEM | 45. P.T. = POINT OF TANGENCY |
| 3. ALL LINES ARE RADIAL UNLESS OTHERWISE INDICATED. | 7. Δ = DELTA | 14. CD = CHORD DISTANCE | 22. F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION | 38. O.R. = OFFICIAL RECORD | 46. P.U.E. = PUBLIC UTILITY EASEMENT |
| 4. INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177, PART I, FLORIDA STATUTES. | 8. Ac = ACRES | 15. CH = CHORD BEARING AND DISTANCE | 23. FRAC = FRACTION | 39. (P) = PLAT | 47. R = RADIUS |
| | 9. A.E. = ACCESS EASEMENT | 16. C.M. = CONCRETE MONUMENT | 24. INST. No. = INSTRUMENT NUMBER | 40. P.B. = PLAT BOOK | 48. SEC = SECTION |
| | 10. (C) = CALCULATED | 17. COR. = CORNER | 25. I.R. = IRON ROD | 41. PG. = PAGE | 49. S.F. = SQUARE FEET |
| | 11. C/L = CENTER LINE | 18. D.B. = DEED BOOK, LEE COUNTY RECORDS | 26. L = LENGTH | 42. P.K. = PARKER-KALON | 50. W/ = WITH |
| | | 19. D.E. = DRAINAGE EASEMENT | 27. L.A.E. = LAKE ACCESS EASEMENT | 43. PROP. = PROPERTY | |

THIS INSTRUMENT PREPARED BY:
SCOTT A. WHEELER, P.S.M.

Barraco
 and Associates, Inc.
 CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING
 2271 MCGREGOR BLVD., SUITE 100, P.O. DRAWER 2800,
 FORT MYERS, FLORIDA 33902-2800
 PHONE (239) 461-3170 WWW.BARRACONET.FAX (239) 461-3169
 FLORIDA CERTIFICATES OF AUTHORIZATION
 ENGINEERING 7995 - SURVEYING LB-6940

HAMPTON LAKES AT RIVER HALL SOUTH

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 (INSTRUMENT NO. 2020000097130, LEE COUNTY RECORDS)
 AND REPLAT OF TRACTS "F-1" AND "F-2", HAMPTON LAKES AT RIVER HALL, PHASE 2A,
 (INSTRUMENT NO. 2020000096963, LEE COUNTY RECORDS)
 TOGETHER WITH LANDS LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
 A SUBDIVISION LYING IN
SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
 LEE COUNTY, FLORIDA

INSTRUMENT NUMBER _____

SHEET 24 OF 25

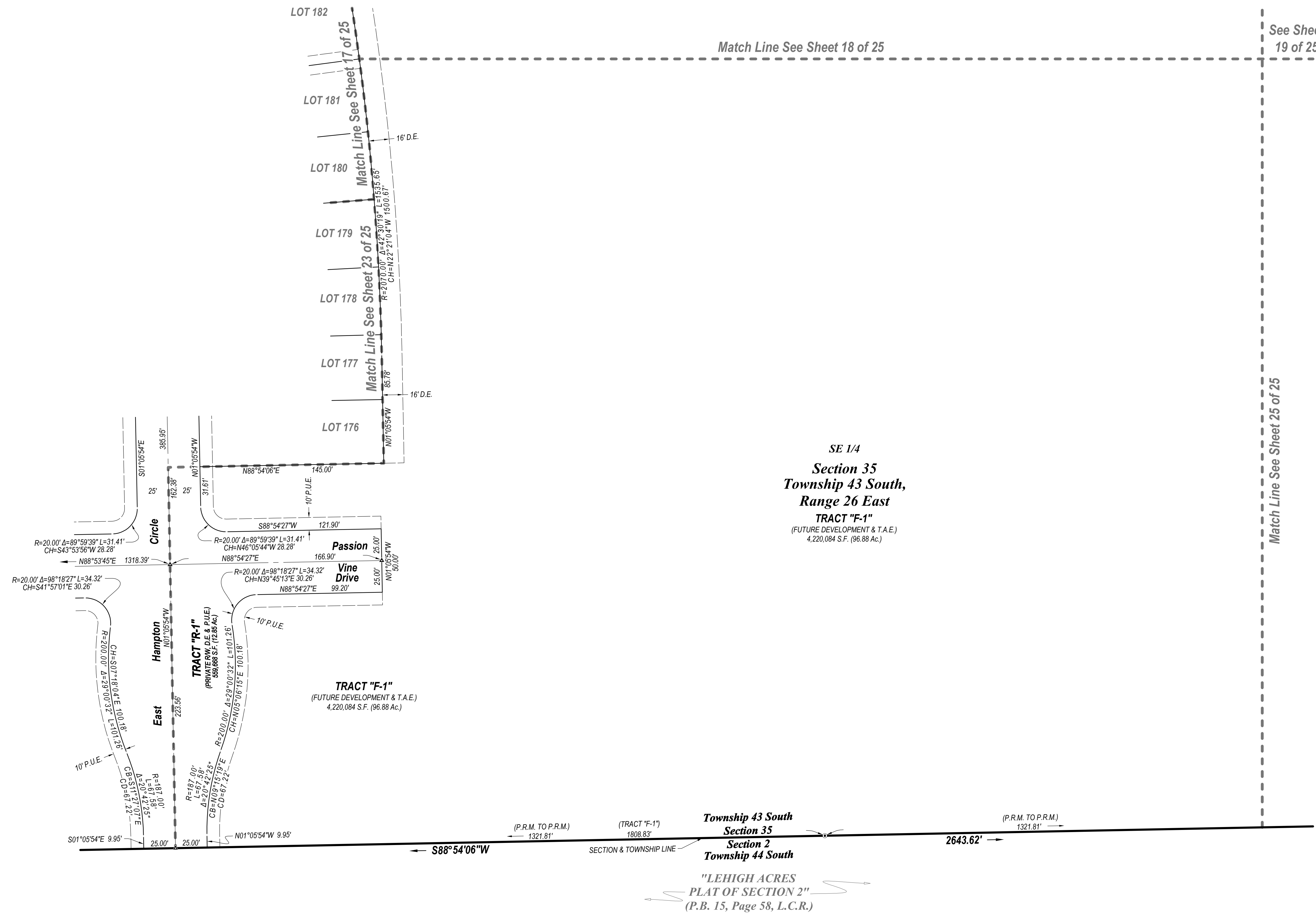
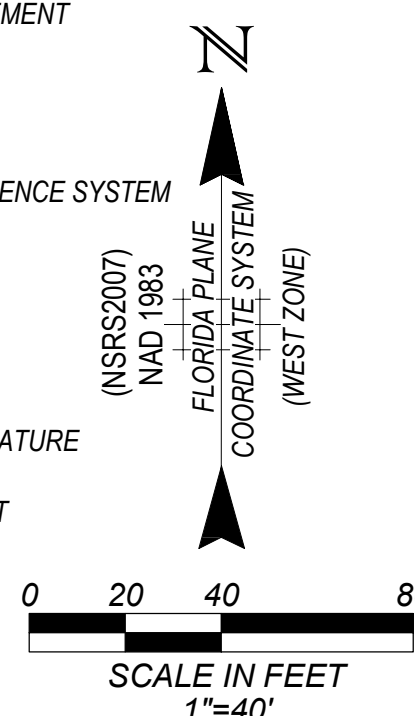
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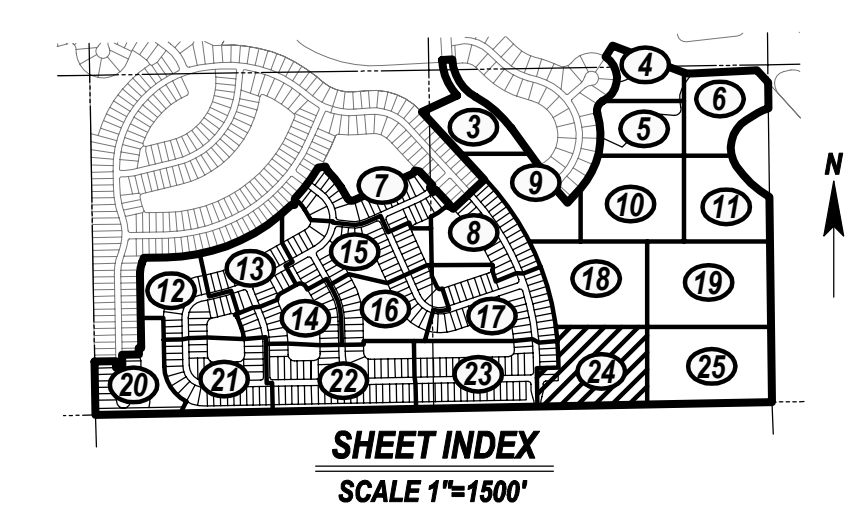
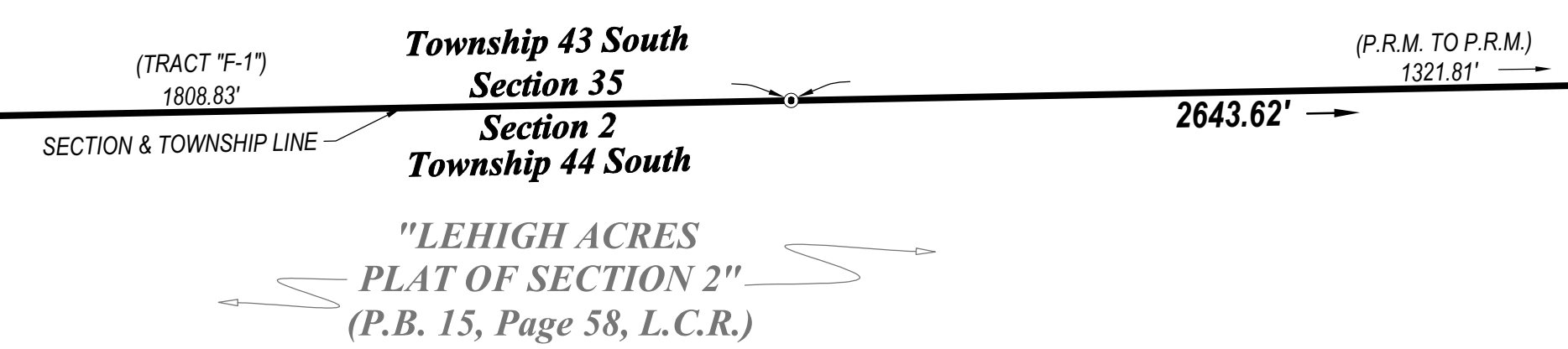
NOTES

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51. W = WITH



SE 1/4
Section 35
Township 43 South,
Range 26 East
TRACT "F-1"
 (FUTURE DEVELOPMENT & T.A.E.)
 4,220,084 S.F. (96.88 Ac.)

TRACT "F-1"
 (FUTURE DEVELOPMENT & T.A.E.)
 4,220,084 S.F. (96.88 Ac.)



DOS2019-00071/PLT2020-00025

HAMPTON LAKES AT RIVER HALL SOUTH

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INSTRUMENT NUMBER _____

SHEET 25 OF 25

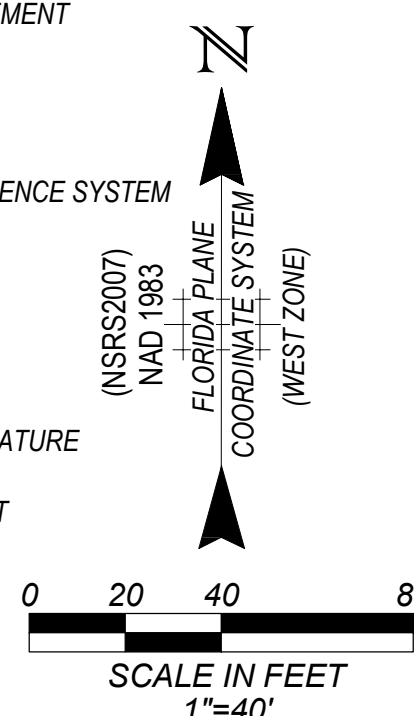
THIS INSTRUMENT PREPARED BY:
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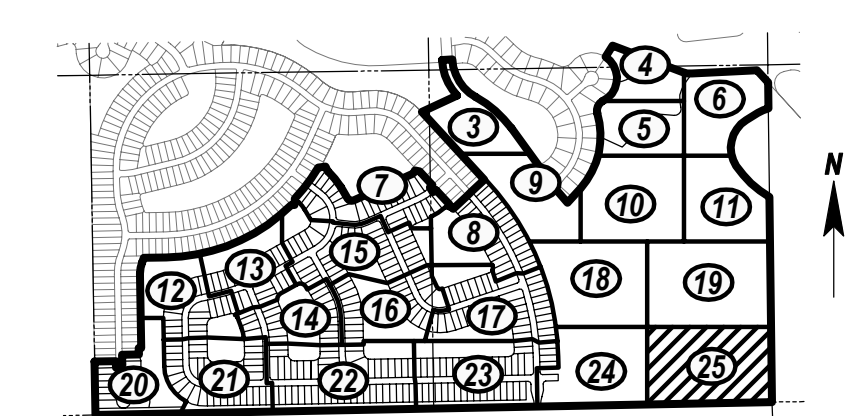
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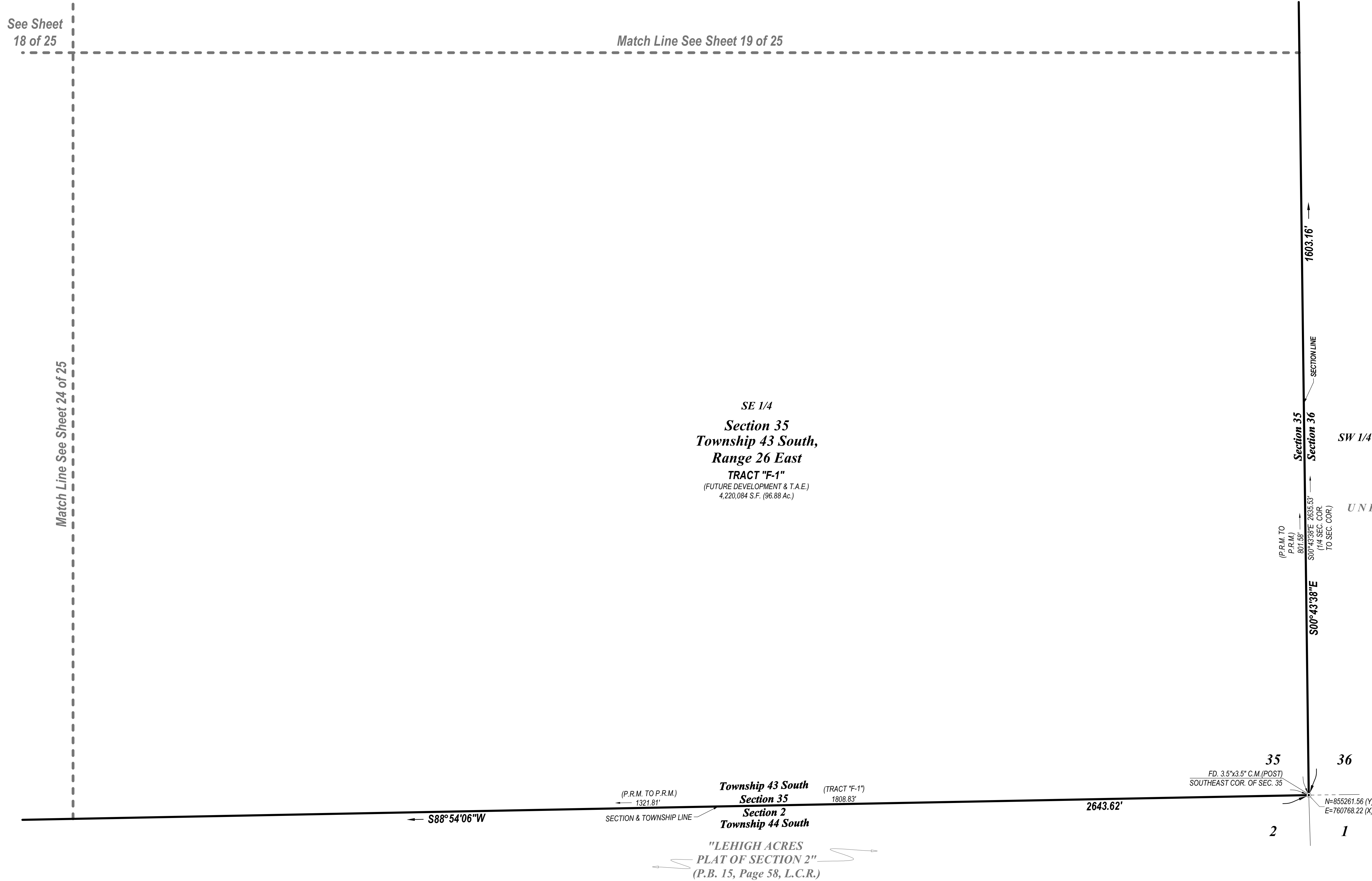


SW 1/4

UNPLATTED



SHEET INDEX
 SCALE 1"=1500'



DOS2019-00071/PLT2020-00025

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

8



RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

9

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
OCTOBER 31, 2020**

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
OCTOBER 31, 2020**

	General Fund	Debt Service Fund Series 2011	Debt Service Fund Series 2020A	Capital Projects Fund Series 2011	Capital Projects Fund Series 2020A	Total Governmental Funds
ASSETS						
SunTrust	\$647,156	\$ -	\$ -	\$ -	\$ -	\$ 647,156
Investments						
SBA	5,269	-	-	-	-	5,269
Reserve	-	1	206,926	-	-	206,927
Capitalized interest	-	-	167,121	-	-	167,121
Interest A-1	-	1	-	-	-	1
Revenue A-1	-	546,369	-	-	-	546,369
Revenue A-2	-	488,991	-	-	-	488,991
Prepayment A-1	-	1,280,310	-	-	-	1,280,310
Construction	-	-	-	972,854	6,708,508	7,681,362
Cost of issuance	-	-	1,700	-	-	1,700
Deposits	1,622	-	-	-	-	1,622
Total assets	<u>\$654,047</u>	<u>\$ 2,315,672</u>	<u>\$ 375,747</u>	<u>\$ 972,854</u>	<u>\$ 6,708,508</u>	<u>\$11,026,828</u>
LIABILITIES AND FUND BALANCES						
Liabilities:						
Accounts payable	\$ 16,128	\$ -	\$ -	\$ -	\$ -	\$ 16,128
Total liabilities	<u>16,128</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>16,128</u>
Fund balances:						
Nonspendable						
Prepaid and deposits	1,622	-	-	-	-	1,622
Restricted for:						
Debt service	-	2,315,672	375,747	-	-	2,691,419
Capital projects	-	-	-	972,854	6,708,508	7,681,362
Assigned to:						
Operating capital	145,000	-	-	-	-	145,000
Disaster recovery	250,000	-	-	-	-	250,000
Unassigned	241,297	-	-	-	-	241,297
Total fund balances	<u>637,919</u>	<u>2,315,672</u>	<u>375,747</u>	<u>972,854</u>	<u>6,708,508</u>	<u>11,010,700</u>
Total liabilities and fund balances	<u>\$654,047</u>	<u>\$ 2,315,672</u>	<u>\$ 375,747</u>	<u>\$ 972,854</u>	<u>\$ 6,708,508</u>	<u>\$ 11,026,828</u>

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED OCTOBER 31, 2020**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll: net	\$ -	\$ -	\$ 455,625	0%
Assessment levy: off-roll	-	-	88,964	0%
Interest and miscellaneous	1	1	500	0%
Total revenues	<u>1</u>	<u>1</u>	<u>545,089</u>	0%
EXPENDITURES				
<i>Legislative</i>				
Supervisor	1,000	1,000	10,000	10%
<i>Financial & administrative</i>				
District management	3,750	3,750	45,000	8%
District engineer	3,681	3,681	25,000	15%
Trustee	-	-	7,100	0%
Tax collector/property appraiser	-	-	4,500	0%
Assessment roll prep	375	375	4,500	8%
Auditing services	-	-	3,300	0%
Arbitrage rebate calculation	-	-	650	0%
Public officials liability insurance	3,241	3,241	3,200	101%
Legal advertising	-	-	1,100	0%
Bank fees	-	-	350	0%
Dues, licenses & fees	175	175	175	100%
Postage	138	138	1,300	11%
ADA website compliance	-	-	210	0%
Website maintenance	-	-	705	0%
<i>Legal counsel</i>				
District counsel	-	-	12,000	0%
<i>Electric utility services</i>				
Utility services	806	806	9,000	9%
Street lights	151	151	3,000	5%
<i>Stormwater control</i>				
Fountain service repairs & maintenance	-	-	6,000	0%
Aquatic maintenance	11,897	11,897	140,000	8%
Lake/pond bank maintenance	-	-	5,000	0%
Stormwater system maintenance	-	-	40,000	0%

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED OCTOBER 31, 2020**

	Current Month	Year to Date	Budget	% of Budget
<i>Other physical environment</i>				
General liability insurance	4,036	4,036	4,000	101%
Property insurance	7,920	7,920	8,000	99%
Entry & walls maintenance	-	-	5,000	0%
Landscape maintenance	-	-	179,000	0%
Irrigation repairs & maintenance	-	-	2,500	0%
Landscape replacement plants, shrubs, trees	-	-	20,000	0%
Annual mulching	-	-	7,000	0%
Holiday decorations	5,500	5,500	12,000	46%
Clock tower maintenance	-	-	1,750	0%
Ornamental lighting & maintenance	-	-	1,000	0%
<i>Road & street facilities</i>				
Street/parking lot sweeping	-	-	750	0%
Street light/decorative light maintenance	1,400	1,400	4,000	35%
Roadway repair & maintenance	650	650	2,500	26%
Sidewalk repair & maintenance	-	-	1,500	0%
Street sign repair & replacement	-	-	1,500	0%
<i>Contingency</i>				
Miscellaneous contingency	-	-	50	0%
Total expenditures	<u>44,720</u>	<u>44,720</u>	<u>572,640</u>	8%
Excess/(deficiency) of revenues over/(under) expenditures	(44,719)	(44,719)	(27,551)	
Fund balances - beginning	682,638	682,638	660,248	
Assigned				
Operating capital	145,000	145,000	145,000	
Disaster recovery	250,000	250,000	250,000	
Unassigned	242,919	242,919	237,697	
Fund balances - ending	<u>\$ 637,919</u>	<u>\$ 637,919</u>	<u>\$ 632,697</u>	

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2011
FOR THE PERIOD ENDED OCTOBER 31, 2020**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Special assessment: on-roll	\$ -	\$ -	\$ 1,651,146	0%
Special assessment: off-roll	-	-	254,733	0%
Interest	47	47	-	N/A
Total revenues	<u>47</u>	<u>47</u>	<u>1,905,879</u>	0%
EXPENDITURES				
Debt service				
Principal (A-1)	-	-	390,000	0%
Principal (A-2)	-	-	455,000	0%
Interest (A-1)	-	-	527,833	0%
Interest (A-2)	-	-	615,033	0%
Total debt service	<u>-</u>	<u>-</u>	<u>1,987,866</u>	0%
Excess/(deficiency) of revenues over/(under) expenditures	47	47	(81,987)	
Fund balances - beginning	<u>2,315,625</u>	<u>2,315,625</u>	<u>934,490</u>	
Fund balances - ending	<u>\$ 2,315,672</u>	<u>\$ 2,315,672</u>	<u>\$ 852,503</u>	

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

	Current Month	Year To Date
REVENUES		
Interest	\$ 1	\$ 1
Total revenues	1	1
EXPENDITURES		
Debt service	-	-
Total debt service	-	-
Excess/(deficiency) of revenues over/(under) expenditures	1	1
Fund balances - beginning	375,746	375,746
Fund balances - ending	\$ 375,747	\$ 375,747

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

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES		
Interest	\$ 29	\$ 29
Total revenues	<u>29</u>	<u>29</u>
EXPENDITURES		
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	29	29
Fund balances - beginning	972,825	972,825
Fund balances - ending	<u>\$ 972,854</u>	<u>\$ 972,854</u>

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

	Current Month	Year To Date
REVENUES		
Interest	\$ 15	\$ 15
Total revenues	15	15
EXPENDITURES		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	15	15
Fund balances - beginning	6,708,493	6,708,493
Fund balances - ending	\$ 6,708,508	\$ 6,708,508

12:09 AM

11/11/20

River Hall Community Development District
Check Detail
October 2020

Type	Num	Date	Name	Account	Paid Amount
Bill Pmt -Check	CBP	10/27/2020	FPL	101.001 · Suntrust-...	
Bill	02979-06091 102020	10/26/2020		531.437 · Street Lig...	-151.17
Bill	82155-24268 102020	10/26/2020		531.437 · Street Lig...	-806.13
TOTAL					-957.30
Check	2147	10/02/2020	PAUL ASFOUR	101.001 · Suntrust-...	
				511.110 · Board of ...	-200.00
TOTAL					-200.00
Check	2148	10/02/2020	MICHAEL MORASH	101.001 · Suntrust-...	
				511.110 · Board of ...	-200.00
TOTAL					-200.00
Check	2149	10/02/2020	KENNETH MITCHE...	101.001 · Suntrust-...	
				511.110 · Board of ...	-200.00
TOTAL					-200.00
Check	2150	10/02/2020	JOSEPH METCAL...	101.001 · Suntrust-...	
				511.110 · Board of ...	-200.00
TOTAL					-200.00
Check	2151	10/02/2020	ROBERT STARK	101.001 · Suntrust-...	
				511.110 · Board of ...	-200.00
TOTAL					-200.00
Bill Pmt -Check	2152	10/21/2020	BENTLEY ELECTR...	101.001 · Suntrust-...	
Bill	2020-606	10/20/2020		531.437 · Street Lig...	-1,400.00
TOTAL					-1,400.00
Bill Pmt -Check	2153	10/21/2020	CARTER FENCE C...	101.001 · Suntrust-...	
Bill	7910	10/20/2020		541.462 · Roadway ...	-650.00
TOTAL					-650.00
Bill Pmt -Check	2154	10/21/2020	COASTAL CONCR...	101.001 · Suntrust-...	
Bill	2052	09/30/2020		539.455 · Entry & ...	-825.00
TOTAL					-825.00
Bill Pmt -Check	2155	10/21/2020	COLEMAN, YOVA...	101.001 · Suntrust-...	
Bill	16581-001M 6	09/30/2020		514.100 · Legal Fee...	-700.21
TOTAL					-700.21

12:09 AM

11/11/20

River Hall Community Development District
Check Detail
 October 2020

Type	Num	Date	Name	Account	Paid Amount
Bill Pmt -Check	2156	10/21/2020	DEPARTMENT OF ...	101.001 · Suntrust-...	
Bill	83101	10/20/2020		519.540 · Annual Di...	-175.00
TOTAL					-175.00
Bill Pmt -Check	2157	10/21/2020	EGIS INSURANCE ...	101.001 · Suntrust-...	
Bill	11830	10/20/2020		513.450 · Public Off...	-3,241.00
				539.453 · General L...	-4,036.00
				539.454 · Property I...	-7,920.00
TOTAL					-15,197.00
Bill Pmt -Check	2158	10/21/2020	FEDEX	101.001 · Suntrust-...	
Bill	7-142-14120	10/20/2020		519.410 · Postage	-130.19
Bill	7-149-59129	10/20/2020		519.410 · Postage	-7.29
TOTAL					-137.48
Bill Pmt -Check	2159	10/21/2020	GULFSCAPES LA...	101.001 · Suntrust-...	
Bill	26068	09/30/2020		539.464 · Landscap...	-15,855.00
TOTAL					-15,855.00
Bill Pmt -Check	2160	10/21/2020	NEWS PRESS	101.001 · Suntrust-...	
Bill	0003360664	09/30/2020		519.480 · Legal Adv...	-572.26
TOTAL					-572.26
Bill Pmt -Check	2161	10/21/2020	PASSARELLA & A...	101.001 · Suntrust-...	
Bill	18RHC2906 10	10/20/2020		519.320 · Engineeri...	-3,681.25
TOTAL					-3,681.25
Bill Pmt -Check	2162	10/21/2020	SOLITUDE LAKE ...	101.001 · Suntrust-...	
Bill	PI-A00490642	10/20/2020		538.461 · Aquatic M...	-11,870.00
Bill	PI-A00494157	10/20/2020		538.461 · Aquatic M...	-27.00
TOTAL					-11,897.00
Check	2163	10/22/2020	RIVER HALL CDD	101.001 · Suntrust-...	
				207.201 · Due to D...	-619.62
TOTAL					-619.62
Check	2164	10/22/2020	RIVER HALL CDD	101.001 · Suntrust-...	
				207.202 · Due to D...	-550.33
TOTAL					-550.33
Bill Pmt -Check	2165	10/27/2020	HOLE MONTES	101.001 · Suntrust-...	

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11/11/20

River Hall Community Development District
Check Detail
October 2020

<u>Type</u>	<u>Num</u>	<u>Date</u>	<u>Name</u>	<u>Account</u>	<u>Paid Amount</u>
Bill	83391	09/30/2020		519.320 · Engineeri...	-4,543.11
TOTAL					-4,543.11
Bill Pmt -Check	2166	10/27/2020	SOLITUDE LAKE ...	101.001 · Suntrust-...	
Bill	PI-A00439285	09/30/2020		538.461 · Aquatic M...	-11,870.00
TOTAL					-11,870.00
Bill Pmt -Check	2167	10/27/2020	WRATHELL, HUNT...	101.001 · Suntrust-...	
Bill	2019-1582	10/26/2020		512.311 · Managem...	-3,750.00
				513.310 · Assessm...	-375.00
TOTAL					-4,125.00

River Hall Community Development District
Check Detail
October 2020

Original Amount

-957.30

151.17

806.13

957.30

-200.00

200.00

200.00

-200.00

200.00

200.00

-200.00

200.00

200.00

-200.00

200.00

200.00

-200.00

200.00

200.00

-1,400.00

1,400.00

1,400.00

-650.00

650.00

650.00

-825.00

825.00

825.00

-700.21

700.21

700.21

12:09 AM

11/11/20

River Hall Community Development District
Check Detail
October 2020

Original Amount

-175.00

175.00

175.00

-15,197.00

3,241.00

4,036.00

7,920.00

15,197.00

-137.48

130.19

7.29

137.48

-15,855.00

15,855.00

15,855.00

-572.26

572.26

572.26

-3,681.25

3,681.25

3,681.25

-11,897.00

11,870.00

27.00

11,897.00

-619.62

619.62

619.62

-550.33

550.33

550.33

-4,543.11

12:09 AM

11/11/20

River Hall Community Development District
Check Detail
October 2020

Original Amount

4,543.11

4,543.11

-11,870.00

11,870.00

11,870.00

-4,125.00

3,750.00

375.00

4,125.00



FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

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

531.437
001

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

Amount of your last bill	\$843.19
Payments	-\$843.19
New charges due by Nov 10, 2020	\$806.13
Total amount you owe	\$806.13

Amount of your last bill	843.19
Payment received - Thank you	-843.19
Balance before new charges	\$0.00
NEW CHARGES	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Customer charge:	\$10.62
Non-fuel: (\$0.065270 per kWh)	\$552.91
Fuel: (\$0.022160 per kWh)	\$187.72
Electric service amount	751.25
Gross receipts tax	19.26
Franchise charge	35.62
Taxes and charges	54.88
Total new charges	\$806.13
Total amount you owe	\$806.13

Oct 20, 2020 Electric Bill

For: Sep 21, 2020 to Oct 20, 2020 (29 days)

Service Address
2401 RIVER HALL PKWY # FOUNTN
ALVA, FL 33920
RIVERHALLCDD@DISTRICTAP.COM
Account Number 82155-24268

Questions? Contact Us
Reliable energy is affordable energy.
Learn how we save you money at fpl.com/savings

Meter Summary

Meter reading - Meter KCJ5863 Next meter reading Nov 18, 2020
Current reading 51395
Previous reading -42924

kWh used 8471

Energy Usage Comparison

	This Month	Last Month	Last Year
Service to	Oct 20, 2020	Sep 21, 2020	Oct 21, 2019
kWh Used	8471	8866	10073
Service days	29	32	32
kWh/day	292	277	314
Amount	\$806.13	\$843.19	\$800.40

Energy Usage History



Keep In Mind

- Enroll now in FPL Budget Billing when you pay \$658.25 by your due date instead of \$806.13. Make your bills easier to manage with more predictable payments. Learn more at FPL.com/BB
- Payment received after January 08, 2021 is considered LATE; a late payment charge of 1% will apply.

We're here to help

If you're experiencing hardship as a result of the coronavirus (COVID-19) and need help with your bill, there are resources available.
[Learn more](#)

Help your neighbors

Contribute to Care to Share and help a neighbor in need during this challenging time.
[Donate today](#)

Worry-free solar

No upfront cost, contracts, installation, maintenance, and, no worries with FPL SolarTogether.
[Sign up](#)

Useful Links

- [Billing and service details](#)
- [Energy News](#)
- [View back of the bill](#)

Important Numbers

- Customer Service: 1-800-375-2434
- Outside Florida: 1-800-226-3545
- To report power outages: 1-800-4OUTAGE (468-8243)
- Hearing/speech impaired: 711 (Relay Service)



FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

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

531.437
001

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

Amount of your last bill	\$154.83
Payments	-\$154.83
New charges due by Nov 10, 2020	\$151.17
Total amount you owe	\$151.17

Amount of your last bill	154.83
Payment received - Thank you	-154.83
Balance before new charges	\$0.00

NEW CHARGES

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Customer charge:	\$10.62
Non-fuel: (\$0.065270 per kWh)	\$97.24
Fuel: (\$0.022160 per kWh)	\$33.02

Electric service amount **140.88**

Gross receipts tax	3.61
Franchise charge	6.68
Taxes and charges	10.29

Total new charges **\$151.17**

Total amount you owe **\$151.17**

Oct 20, 2020 Electric Bill

For: Sep 21, 2020 to Oct 20, 2020 (29 days)

Service Address

2501 RIVER HALL PKWY # ST LTS
ALVA, FL 33920
RIVERHALLCDD@DISTRICTAP.COM

Account Number 02979-06091

Questions? Contact Us

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Learn how we save you money at fpl.com/savings

Meter Summary

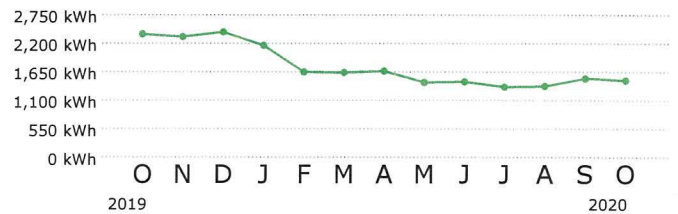
Meter reading - Meter KG85078 Next meter reading Nov 18, 2020	
Current reading	85351
Previous reading	-83861

kWh used 1490

Energy Usage Comparison

	This Month	Last Month	Last Year
Service to	Oct 20, 2020	Sep 21, 2020	Oct 21, 2019
kWh Used	1490	1529	2380
Service days	29	32	32
kWh/day	51	47	74
Amount	\$151.17	\$154.83	\$243.56

Energy Usage History



Keep In Mind

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Useful Links

[Billing and service details](#)

[Energy News](#)

[View back of the bill](#)

Important Numbers

Customer Service:	1-800-375-2434
Outside Florida:	1-800-226-3545
To report power outages:	1-800-4OUTAGE (468-8243)
Hearing/speech impaired:	711 (Relay Service)



ELECTRICAL CONTRACTORS

INDUSTRIAL
COMMERCIAL

Phone: (239) 643-5339 Fax: (239) 643-3685
P.O. BOX 10572 • NAPLES, FLORIDA 34101

Bill To
RIVERHALL CDD 9220 BONITA BEACH ROAD, SUITE 214 BONITA BEACH, FL 34135 ATTN: CLEO

Date	Invoice #
10/6/2020	2020-606

531.437
001

P.O. No.	Terms

Qty	Description	Rate	Amount
	RIVERHALL REPAIRED 10 STREETLIGHTS OUT ON RIVERHALL PARKWAY. 10-2-20		
10	120-277 VOLT LED LAMP	65.00	650.00
4	STEP-DOWN TRANSFORMER	75.00	300.00
5	HRS-BUCKET TRUCK W/ OPERATOR	90.00	450.00

THANK YOU	Total 75 \$1,400.00
-----------	--

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



541.462
 001

Invoice #7910


Date Created: Wed Sep 30, 2020
 Invoice Due: Sat Oct 10, 2020

Customer	Point of Contact
River Hall CDD. 9220 Bonita Beach Rd Suite #214 Bonita Springs, FL 34135 239.989.2939	Cleo Adams crismondc@whhassociates.com (239) 989-2939 (M)

Service Location	Billing Address:
16432 Windsor Way Alva, FL 33920-4644	9220 Bonita Beach Road Suite #214 Bonita Springs, FL 34135 (239) 989-2939 (M)

Item(s)		
Qty	Name	Description
1	Region: Lee County	Alva
1	Chain Link Fence: Repair	This repair estimated thru photo emailed from customer , no site visit made Black Vinyl Coated Height: 6' 2" PP 40 Line Post 2-1/2" PP 40 Terminal Post 1-5/8" X .065 Wall Top Rail 9 Gauge Black Vinyl Wire Repair Notes/Hardware Needed: Re install top rail (bend straight if needed, photo shows possible slight bend) into rail ends at terminal post Replace 10' of 6' high black vinyl wire (bring both 9 gauge and 6 gauge) See attached photo
1	Completion Date	Completed On: 09/21/2020

541.462
 Roadway Repairs
 & Maint.

 Invoice Total: \$650.00
 Deposit Paid: \$0.00
 Balance Due: \$650.00

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/>

Thank you for choosing Carter Fence as your trusted Fence Company!

Terms and Conditions
 1.5% interest per month can be charged on past due accounts over 30 days. In the event of a suit for collection, reasonable attorney's fees and collection costs will be added to the cost of this invoice. In the event of any litigation from this contract or account, the parties agree that the venue will be in Collier County, and Florida

law will govern. Please use this as your original copy, no original copy will be mailed.

Coastal Concrete Products, LLC
 7742 Alico Road
 Fort Myers, FL 33912

539.455
 001

Date	Invoice #
9/21/2020	2052

Bill To
River Hall CDD Attn: Cleo Adams 9220 Bonita Beach Rd Suite 214 Bonita Springs, FL 34135

Terms	Due Date	Rep	Project
Due upon Receipt	9/21/2020	TJW	River Hall Entrance

Description	Amount
Project: River Hall Entrance-Repair	
Labor and material to replace (2) precast concrete ranch rails and caulk cracking posts, work completed 9/17/2020	825.00

Thank you for your business.		Total	\$825.00
Phone #	Fax #	Payments/Credits	\$0.00
2392084079	239-334-1399	Balance Due	\$825.00

*Other Physical environment:
 Entry & Walls
 maintenance*

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

514.100
 001

Page: 1
 October 14, 2020
 File No: 16581-001M
 Statement No: 6

Attn: Debbie Tudor

Gen Rep

Previous Balance \$2,555.00

Fees

09/02/2020	GLU	Exchange email correspondence with Debbie Tudor and Chuck Adams on agenda	87.50
09/10/2020	GLU	Telephone conference with Charlie Krebs on ownership matters; Review agenda and prepare for Board of Supervisors meeting; Participation in Board of Supervisors meeting; Telephone conference with Bob Stark on board matters; Review multiple email correspondence on Board follow-up matters	<u>595.00</u>
		Professional Fees through 10/14/2020	682.50

Expenses

09/16/2020		FedEX (6106) from 34103/glu to 32203/Akerman LLP (Attn. Peter Dame, Esq.)	<u>17.71</u>
		Total Expenses	17.71
		Total Current Work	700.21

Payments

Total Payments Through 10/14/2020	-1,487.50
Balance Due (includes previous balance, if any)	<u>\$1,767.71</u>

Florida Department of Economic Opportunity, Special District Accountability Program
FY 2020/2021 Special District Fee Invoice and Update Form
 Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 83101			Date Invoiced: 10/01/2020
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2020: \$175.00

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

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



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

- 2. Telephone: (561) 571-0010
- 3. Fax: (561) 571-0013
- 4. Email: WrathellC@whhassociates.com
- 5. Status: Independent
- 6. Governing Body: Elected
- 7. Website Address: riverhallcdd.org
- 8. County(ies): Lee
- 9. Function(s): Community Development
- 10. Boundary Map on File: 05/27/2005
- 11. Creation Document on File: 05/27/2005
- 12. Date Established: 04/21/2005
- 13. Creation Method: Rule of the Governor and Cabinet
- 14. Local Governing Authority: Lee County
- 15. Creation Document(s): Rule 42YY-1.001 - 1.003, Florida Administrative Code
- 16. Statutory Authority: Chapter 190, Florida Statutes
- 17. Authority to Issue Bonds: Yes
- 18. Revenue Source(s): Assessments
- 19. Most Recent Update: 10/22/2019

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

Registered Agent's Signature:  Date 11/2/2020

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

- a. **Pay the Annual Fee:** Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Department of Economic Opportunity.
- b. **Or, Certify Eligibility for the Zero Fee:** By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **ALL** of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.
 - 1. This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
 - 2. This special district is in compliance with the reporting requirements of the Department of Financial Services.
 - 3. This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2018/2019 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).

Department Use Only: Approved: Denied: Reason: _____

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

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

Ron DeSantis
GOVERNOR



Dane Eagle
EXECUTIVE DIRECTOR

To: All Special District Registered Agents
From: Jack Gaskins Jr., Special District Accountability Program
Date: October 1, 2020
Subject: Fiscal Year 2020/2021 Annual State Fee and Update Requirements
Postmarked Due Date is December 2, 2020

This memo contains the instructions for complying with the annual state fee and update requirement using the enclosed *Fiscal Year 2020/2021 Annual Special District Fee Invoice and Update Form* (invoice / update form). The state fee remains \$175 per special district, unless the special district certifies that it is eligible for a zero fee. To avoid a \$25 late fee, the payment must be postmarked or paid online by **December 2, 2020**.

The Purpose of the Annual State Fee

Chapter 189, Florida Statutes, the Uniform Special District Accountability Act (Act), assigns duties to the Special District Accountability Program within the Florida Department of Economic Opportunity (DEO) and requires DEO to annually collect a state fee from each special district to cover the costs of administering the Act. For more information, see www.FloridaJobs.org/SDAP.

The Purpose of Reviewing the Special District's Profile

The Act, along with Rule Chapter 73C-24, Florida Administrative Code, requires each special district to maintain specific information with DEO and requires DEO to make that information available through the *Official List of Special Districts* (www.FloridaJobs.org/OfficialList). The Florida Legislature, state agencies and local government officials use that information to monitor special districts, coordinate activities, collect and compile financial and other information and make informed policy decisions. Therefore, it is important for each special district's registered agent to annually review the information on the invoice / update form, make any needed corrections or updates directly on the invoice / update form and return it to DEO along with the state fee.

Reminders

Each newly created special district must have an official website by the end of the first full fiscal year after its creation. All other special districts should already have an official website that contains specific information (see www.FloridaJobs.org/SDWebsites#offwebsite). If the special district's official website address is not listed on the invoice / update form, the special district must provide it.

The recently updated *Florida Special District Handbook* (www.FloridaJobs.org/SpecialDistrictHandbook) covers general operating procedures for special districts. DEO encourages all special district staff and governing body members to review this handbook to help ensure compliance with state requirements.

(TURN OVER FOR INSTRUCTIONS)

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
850.245.7105 | www.FloridaJobs.org
[www.twitter.com/FLDEO](https://twitter.com/FLDEO) | www.facebook.com/FLDEO

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.



INVOICE

Customer	River Hall Community Development District
Acct #	502
Date	09/04/2020
Customer Service	Michelle Thomas
Page	1 of 1

River Hall Community Development District
 c/o Wrathell, Hunt & Associates, LLC
 2300 Glades Road, Suite 410W
 Boca Raton, FL 33431

513.450 - 3,241
 539.453 - 4,036
 539.454 - 7,920
 001

Payment Information	
Invoice Summary	\$ 15,197.00
Payment Amount	
Payment for:	Invoice#11830
100120638	

Thank You

Please detach and return with payment



Customer: River Hall Community Development District

Invoice	Effective	Transaction	Description	Amount
11830	10/01/2020	Renew policy	Policy #100120638 10/01/2020-10/01/2021 Florida Insurance Alliance GL,POL,EPLI,EBL,HNO, - Renew policy Due Date: 9/4/2020	15,197.00
				Total
				\$ 15,197.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:
 Egis Insurance Advisors LLC, Fifth Third Wholesale Lockbox, Lockbox #234021, 4900 W. 95th St Oaklawn, IL 60453

Remit Payment To: Egis Insurance Advisors, LLC Lockbox 234021 PO Box 84021 Chicago, IL 60689-4002	(321)233-9939	Date
	sclimer@egisadvisors.com	09/04/2020



Invoice Number	Invoice Date	Account Number	Page
7-142-14120	Oct 06, 2020		1 of 5

FedEx Tax ID: 71-0427007

Billing Address:

RIVER HALL COMMUNITY DVLPMNT
 ACCOUNTS PAYABLE
 2300 GLADES RD STE 410W
 BOCA RATON FL 33431-8556

Shipping Address:

RIVER HALL COMMUNITY DVLPMNT
 6131 LYONS RD STE 100
 POMPANO BEACH FL 33073-4739

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	\$130.19
TOTAL THIS INVOICE	USD	\$130.19

Other discounts may apply. 519.410
 001

Detailed descriptions of surcharges can be located at fedex.com

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

Invoice Number	Invoice Amount	Account Number
7-142-14120	USD \$130.19	

Remittance Advice

Your payment is due by Nov 20, 2020

71421412040000130195948484030200000000000000001301950

0005328 01 AV 0.386 **AUTO T5 1 1279 33431-855643 -C01-P05333-11



RIVER HALL COMMUNITY DVLPMNT
 ACCOUNTS PAYABLE
 2300 GLADES RD STE 410W
 BOCA RATON FL 33431-8556



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



61015800000517

Invoice Number	Invoice Date	Account Number	Page
7-142-14120	Oct 06, 2020		2 of 5

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Sep 28, 2020 **Cust. Ref.:** RHCDD 10/1/20 Agenda **Ref.#2:**
Payor: Third Party **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 3.50% to this shipment.
- Distance Based Pricing, Zone 2

Automation	INET	Sender	Recipient
Tracking ID	771646769057	Chuck Adams	Anthony Pires, Esq.
Service Type	FedEx Priority Overnight	WHA	Woodward Pires and Lombardo
Package Type	FedEx Pak	2300 Glades Road	3200 Tamiami Trail North
Zone	02	BOCA RATON FL 33431 US	NAPLES FL 34103 US
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs		
Delivered	Sep 29, 2020 09:07		
Svc Area	A4	Transportation Charge	6.95
Signed by	H.HERNANDEZ	Fuel Surcharge	0.24
FedEx Use	000000000/271627/_	Total Charge	USD \$7.19

Ship Date: Sep 28, 2020 **Cust. Ref.:** RHCDD 10/1/20 Agenda **Ref.#2:**
Payor: Third Party **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 3.50% to this shipment.
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	771646769080	Chuck Adams	Michael G. Morash
Service Type	FedEx Priority Overnight	WHA	River Hall CDD
Package Type	FedEx Pak	2300 Glades Road	16044 Herons View Drive
Zone	02	BOCA RATON FL 33431 US	ALVA FL 33920 US
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge	6.95
Delivered	Sep 29, 2020 11:28	Fuel Surcharge	0.56
Svc Area	A5	Residential Delivery	4.40
Signed by	see above	DAS Extended Resi	4.65
FedEx Use	000000000/271627/02	Total Charge	USD \$16.56



FedEx® Billing Online

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



Invoice Number	Invoice Date	Account Number	Page
7-142-14120	Oct 06, 2020		3 of 5

Ship Date: Sep 28, 2020 **Cust. Ref.:** RHCDD 10/1/20 Agenda **Ref.#2:**
Payor: Third Party **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 3.50% to this shipment.
- Distance Based Pricing, Zone 2

Automation	INET	Sender	Recipient
Tracking ID	771646769150	Chuck Adams	Gregory Urbancic, Esq.
Service Type	FedEx Priority Overnight	WHA	Goodlette, Coleman & Johnson
Package Type	FedEx Pak	2300 Glades Road	4001 TAMIAMI TRL N STE 300
Zone	02	BOCA RATON FL 33431 US	NAPLES FL 34103 US
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs		
Delivered	Sep 29, 2020 10:29		
Svc Area	A4	Transportation Charge	6.95
Signed by	M.MORGAN	Fuel Surcharge	0.24
FedEx Use	000000000/271627/_	Total Charge	USD \$7.19

Ship Date: Sep 28, 2020 **Cust. Ref.:** RHCDD 10/1/20 Agenda **Ref.#2:**
Payor: Third Party **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 3.50% to this shipment.
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	771646769399	Chuck Adams	Robert Stark
Service Type	FedEx Priority Overnight	WHA	River Hall CDD
Package Type	FedEx Pak	2300 Glades Road	17275 Walnut Run Drive
Zone	02	BOCA RATON FL 33431 US	ALVA FL 33920 US
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge	6.95
Delivered	Sep 29, 2020 11:38	Fuel Surcharge	0.56
Svc Area	A5	Residential Delivery	4.40
Signed by	see above	DAS Extended Resi	4.65
FedEx Use	000000000/271627/02	Total Charge	USD \$16.56

Ship Date: Sep 28, 2020 **Cust. Ref.:** RHCDD 10/1/20 Agenda **Ref.#2:**
Payor: Third Party **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 3.50% to this shipment.
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	771646769506	Chuck Adams	Joseph E. Metcalfe, III
Service Type	FedEx Priority Overnight	WHA	River Hall CDD
Package Type	FedEx Pak	2300 Glades Road	15399 Yellow Wood Drive
Zone	02	BOCARATON FL 33431 US	ALVA FL 33920 US
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge	6.95
Delivered	Sep 29, 2020 11:02	Fuel Surcharge	0.56
Svc Area	A5	Residential Delivery	4.40
Signed by	see above	DAS Extended Resi	4.65
FedEx Use	000000000/271627/02	Total Charge	USD \$16.56

Ship Date: Sep 28, 2020 **Cust. Ref.:** RHCDD 10/1/20 Agenda **Ref.#2:**
Payor: Third Party **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 3.50% to this shipment.
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	771646769561	Chuck Adams	KENNETH MITCHELL
Service Type	FedEx Priority Overnight	WHA	3380 CHESTNUT GROVE DR
Package Type	FedEx Pak	2300 Glades Road	ALVA FL 33920 US
Zone	02	BOCA RATON FL 33431 US	
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge	6.95
Delivered	Sep 29, 2020 11:34	Fuel Surcharge	0.56
Svc Area	A5	Residential Delivery	4.40
Signed by	see above	DAS Extended Resi	4.65
FedEx Use	000000000/271627/02	Total Charge	USD \$16.56

Ship Date: Sep 28, 2020 **Cust. Ref.:** RHCDD 10/1/20 Agenda **Ref.#2:**
Payor: Third Party **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 3.50% to this shipment.
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient	
Tracking ID	771646769804	Chuck Adams	Paul D. Asfour	
Service Type	FedEx Priority Overnight	WHA	River Hall CDD	
Package Type	FedEx Pak	2300 Glades Road	17131 Easy Stream Court	
Zone	02	BOCA RATON FL 33431 US	ALVA FL 33920 US	
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge		6.95
Delivered	Sep 29, 2020 11:43	Fuel Surcharge		0.56
Svc Area	A5	Residential Delivery		4.40
Signed by	see above	DAS Extended Resi		4.65
FedEx Use	000000000/271627/02	Total Charge	USD	\$16.56

Ship Date: Sep 28, 2020 **Cust. Ref.:** RHCDD 10/1/20 Agenda **Ref.#2:**
Payor: Third Party **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 3.50% to this shipment.
- Distance Based Pricing, Zone 2

Automation	INET	Sender	Recipient	
Tracking ID	771646770050	Chuck Adams	Charlie Krebs	
Service Type	FedEx Priority Overnight	WHA	Hole Montes & Associates, Inc.	
Package Type	FedEx Pak	2300 Glades Road	6200 WHISKEY CREEK DR	
Zone	02	BOCA RATON FL 33431 US	FORT MYERS FL 33919 US	
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge		6.95
Delivered	Sep 29, 2020 08:59	Fuel Surcharge		0.24
Svc Area	A1			
Signed by	C.KREBS	Total Charge	USD	\$7.19
FedEx Use	000000000/271627/_			

Ship Date: Sep 28, 2020 **Cust. Ref.:** RHCDD 10/1/20 Agenda **Ref.#2:**
Payor: Third Party **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 3.50% to this shipment.
- Distance Based Pricing, Zone 2
- FedEx has audited this shipment for correct packages, weight, and service. Any changes made are reflected in the invoice amount.
- Package Delivered to Recipient Address - Release Authorized
- The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as Customer Packaging.

Automation	INET	Sender	Recipient	
Tracking ID	771646814763	Daphne Gillyard	Chuck Adams-Cleo Adams	
Service Type	FedEx Priority Overnight	WHA	1400 HARBOR VIEW DR	
Package Type	Customer Packaging	2300 Glades Road	NORTH FORT MYERS FL 33917 US	
Zone	02	BOCA RATON FL 33431 US		
Packages	1			
Rated Weight	6.0 lbs, 2.7 kgs	Transportation Charge		9.57
Delivered	Sep 29, 2020 11:34	Fuel Surcharge		0.49
Svc Area	A3	Residential Delivery		4.40
Signed by	see above	Total Charge	USD	\$14.46
FedEx Use	000000000/271627/02			

Ship Date: Sep 28, 2020 **Cust. Ref.:** RHCDD 10/1/20 Agenda **Ref.#2:**
Payor: Third Party **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 3.50% to this shipment.
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient	
Tracking ID	771646837959	Daphne Gillyard	Tammie Smith	
Service Type	FedEx Standard Overnight	WHA	Wrathell, Hunt & Associates	
Package Type	FedEx Pak	2300 Glades Road	8613 Manderston Court	
Zone	02	BOCA RATON FL 33431 US	FORT MYERS FL 33912 US	
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge		6.58
Delivered	Sep 29, 2020 09:34			

Continued on next page





Invoice Number	Invoice Date	Account Number	Page
7-142-14120	Oct 06, 2020		5 of 5

Tracking ID: 771646837959 continued

Svc Area	A1	Fuel Surcharge		0.38	
Signed by	see above	Residential Delivery		4.40	
FedEx Use	000000000/127469/02	Total Charge	USD	\$11.36	
			Third Party Subtotal	USD	\$130.19
			Total FedEx Express	USD	\$130.19



Invoice Number	Invoice Date	Account Number
7-149-59129	Oct 13, 2020	

FedEx Tax ID: 71-0427007

Billing Address:

RIVER HALL COMMUNITY DVLPMT
ACCOUNTS PAYABLE
2300 GLADES RD STE 410W
BOCA RATON FL 33431-8556

Shipping Address:

RIVER HALL COMMUNITY DVLPMT
6131 LYONS RD STE 100
POMPANO BEACH FL 33073-4739

**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	\$7.29
TOTAL THIS INVOICE	USD	\$7.29

Other discounts may apply.

519.410
001

Detailed descriptions of surcharges can be located at fedex.com

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

Invoice Number	Invoice Amount	Account Number
7-149-59129	USD \$7.29	

Remittance Advice

Your payment is due by Nov 27, 2020

7149591294000000729494848403020000000000000000000072940

0030683 01 AB 0.416 **AUTO T8 0 1286 33431-855643 -C01-P30713-I1



RIVER HALL COMMUNITY DVLPMT
ACCOUNTS PAYABLE
2300 GLADES RD STE 410W
BOCA RATON FL 33431-8556



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



61020860000391

Invoice Number	Invoice Date	Account Number	Page
7-149-59129	Oct 13, 2020		2 of 2

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Oct 02, 2020 Cust. Ref.: River Hall Meeting File Ref.#2:
 Payor: Third Party Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 3.50% to this shipment
- Distance Based Pricing, Zone 2
- Package sent from: 33966 zip code
- FedEx has audited this shipment for correct packages, weight, and service. Any changes made are reflected in the invoice amount
- The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as Customer Packaging.

Automation	INET	Sender	Recipient	
Tracking ID	771691348495	cleo adams	Daphne Gillyard	
Service Type	FedEx Standard Overnight	Wrathell, Hunt & Associates, L	Wrathell, Hunt & Associates	
Package Type	Customer Packaging	9220 Bonita Beach Road	2300 Glades Road	
Zone	02	BONITA SPRINGS FL 34135 US	BOCA RATON FL 33431 US	
Packages	1			
Rated Weight	4.0 lbs, 1.8 kgs			
Delivered	Oct 05, 2020 09:44			
Svc Area	A1	Transportation Charge		7.04
Signed by	E.ELIZABETH	Fuel Surcharge		0.25
FedEx Use	000000000/127469/_	Total Charge	USD	\$7.29
			Third Party Subtotal	USD \$7.29
			Total FedEx Express	USD \$7.29



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

Invoice 26068



539.464
001

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

DATE 09/30/2020	PLEASE PAY \$15,855.00	DUE DATE 10/30/2020
--------------------	----------------------------------	------------------------

DESCRIPTION	AMOUNT
Monthly Landscape Maintenance for September 2020	 15,855.00

539.464 Landscape M.

TOTAL DUE **\$15,855.00**

THANK YOU.

The News-Press media group

PART OF THE USA TODAY NETWORK

519.480
001

ACCOUNT NAME River Hall Cdd		ACCOUNT # 6056	PAGE # 1 of 1
INVOICE # 0003360664	BILLING PERIOD May 1- May 31, 2020	PAYMENT DUE DATE June 20, 2020	
PREPAY (Memo Info) \$0.00	UNAPPLIED (included in amt due) \$0.00	TOTAL AMOUNT DUE \$994.92	
BILLING ACCOUNT NAME AND ADDRESS River Hall Cdd C/O Wrathell, Hunt & Assoc LLC Daphne Gillyard 2300 Glades RD # 410W Boca Raton, FL 33431-8556		BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com	FEDERAL ID 47-2493274
<p>Terms and Conditions: Past due accounts are subject to interest at the rate of 12% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. All funds payable in US dollars.</p>			

00000060560000000000000033606640009949210267

Contact abgspecial@gannett.com to sign-up for the convenience of having your invoice e-mailed to you. Once signed up you can also enjoy the convenience of making online payments. Previous account number reference if needed: **471122**.

Date	Description	Amount
5/1/20	Balance Forward	\$422.66

Package Advertising:

Start-End Date	Description	PO Number	Package Cost
5/19/20-5/19/20	0004196181 NOTICE OF QUALIFYIN		\$156.98
5/30/20-5/30/20	0004214461 RIVER HALL COMMUNI		\$415.28

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

The News-Press media group

PART OF THE USA TODAY NETWORK

ACCOUNT NAME River Hall Cdd		PAYMENT DUE DATE June 20, 2020		AMOUNT PAID		
ACCOUNT NUMBER 6056		INVOICE NUMBER 0003360664				
CURRENT DUE \$572.26	30 DAYS PAST DUE \$422.66	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00	TOTAL AMOUNT DUE \$994.92
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:		
				<input type="checkbox"/> VISA <input type="checkbox"/> MASTERCARD <input type="checkbox"/> DISCOVER <input type="checkbox"/> AMEX		
				Card Number _____ Exp Date ____ / ____ / ____ CVV Code _____ Signature _____ Date _____		

00000060560000000000000033606640009949210267

The News-Press media group

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

Customer: RIVER HALL CDD

Ad No.: 0004196181

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

Net Amt: \$156.98

Run Times: 1

No. of Affidavits: 1

Run Dates: 05/19/20

Text of Ad:

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE RIVER HALL COMMUNITY DEVELOPMENT DISTRICT
Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the River Hall Community Development District will commence at noon on June 8, 2020, and close at noon on June 12, 2020. Candidates must qualify for the office of Supervisor with the Lee County Supervisor of Elections located at 2480 Thompson Street, Third Floor, Fort Myers, Florida 33901, (239) 533-8683. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Lee County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.
The River Hall Community Development District has three (3) seats up for election, specifically seats 1, 2 and 3. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2020, in the manner prescribed by law for general elections.
For additional information, please contact the Lee County Supervisor of Elections.
District Manager
River Hall Community Development District
AD# 4196181, May 19, 2020

Attn:
RIVER HALL CDD
2300 GLADES RD STE 410W
BOCA RATON, FL 33431

STATE OF FLORIDA COUNTY OF LEE:
Before the undersigned authority personally appeared Nicholas Reustam, who on oath says that he or she is a Legal Assistant of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE RIVER HALL COMMUNITY DEVELOPMENT DISTRICT
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For additional information, please contact the Lee County Supervisor of Elections.
District Manager
River Hall Community Development District
AD# 4196181, May 19, 2020

Legal Notices

In the Twentieth Judicial Circuit Court was published in said newspaper in the issues of:

05/19/2020

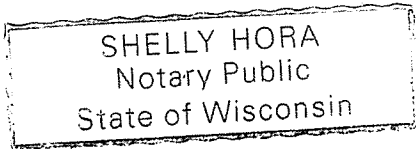
Affiant further says that the said News-Press is a paper of general circulation daily in Lee County and published at Fort Myers, in said Lee County, Florida, and that the said newspaper has heretofore been continuously published in said Lee County, Florida each day and has been entered as periodicals matter at the post office in Fort Myers, in said Lee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has never paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and Subscribed before me this 19th of May 2020, by legal clerk who is personally known to me.

[Signature]
Affiant

[Signature]
Notary State of Wisconsin, County of Brown

8-25-23
My commission expires



of Affidavits 1

This is not an invoice



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 10)

October 08, 2020

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 September 30, 2020

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	4,497.50	8,178.75	3,681.25
99.0 Reimbursables	0.00	0	0.00	0.00	0.00
Total	20,000.00		24,663.75	28,345.00	3,681.25

Professional Services Due This Invoice: 3,681.25

Task 90.0 Additional GIS Services

	Hours	Rate	Billed Amount
<u>GIS Analyst I</u>			
09/04/2020 Data delineation for lanscape areas	4.00	85.00	340.00
09/08/2020 Data delineation for landscape areas	4.75	85.00	403.75
09/09/2020 Data delineation for landscape areas	5.25	85.00	446.25
09/10/2020 Data delineation for landscape areas	3.25	85.00	276.25
09/11/2020 Data delineation for landscape areas	4.25	85.00	361.25
09/15/2020 Data delineation for landscape areas	6.00	85.00	510.00
09/16/2020 Data delineation for landscape areas	5.25	85.00	446.25
09/17/2020 Data delineation for landscape areas	3.50	85.00	297.50
<u>GIS Analyst III</u>			
09/08/2020 Data compilation; GIS web map updates	2.00	120.00	240.00
09/15/2020 Data compilation; GIS web map updates	1.00	120.00	120.00
09/17/2020 Data compilation; GIS web map updates	2.00	120.00	240.00
Task subtotal			3,681.25


Engineering



INVOICE

Invoice Number: PI-A00490642
Invoice Date: 10/01/20
PROPERTY: River Hall CDD

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

SOLD TO: River Hall CDD 538.461
 c/o Wrathell, Hunt & Associates, LLC 001
 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			10/31/20

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR11734 10/01/20 - 10/31/20 Wetlands Management Services		4,854.00	4,854.00
1	Lake & Pond Management Services SVR11792 10/01/20 - 10/31/20 Lake & Pond Management Services		6,966.00	6,966.00
1	Lake & Pond Management Services SVR11793 10/01/20 - 10/31/20 Fountain Maintenance Services		50.00	50.00

PLEASE REMIT PAYMENT TO:

1320 Brookwood Drive, Suite H
 Little Rock, AR 72202

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



INVOICE

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

Invoice Number: PI-A00494157

Invoice Date: 10/16/20

PROPERTY: River Hall CDD

538.461
001

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
			11/15/20

Qty	Item / Description	UOM	Unit Price	Extension
1	Intermatic thermal control Photoeye East fountain: Replaced one Intermatic thermal control photo eye during routine maintenance. All okay at departure.	Each	27.00	27.00

PLEASE REMIT PAYMENT TO:

1320 Brookwood Drive, Suite H
Little Rock, AR 72202

Subtotal	27.00
Sales Tax	0.00
Total Invoice	27.00
Payment Received	0.00
TOTAL	27.00



River Hall CDD
 c/o Wrathell, Hunt & Associates 519.320
 2300 Glades Road, Suite 410W 001
 Boca Raton, FL 33431
 Attention: Stephanie Schackmann

September 30, 2020
 Invoice No: 83391
 Project No: 2015012
 Page 1

Re: River Hall CDD

For professional services rendered for the period September 1, 2020 to September 30, 2020

Attend Board meeting; Prepare topo exhibit of FPL and conservation area for SFWMD and Board meeting; Prepare NPDES exhibits and report; Correspondence with Greg U. on future transfers; Prepare requisitions for gate and lake bank clearing; Correspondence with Lee County on additional NPDES exhibits and requirements.

Hourly Charges

<u>Employees</u>	<u>Title</u>	<u>Date</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
General Services					
Charles L. Krebs	Engineer VI	09/02/2020	1.00	155.00	155.00
	npdes - download data from lee co search fdep for cdd form request from lee co				
Charles L. Krebs	Engineer VI	09/03/2020	0.50	155.00	77.50
	npdes exhibits photos of fence installation to cleo				
Charles L. Krebs	Engineer VI	09/09/2020	0.25	155.00	38.75
	npdes gate status				
Charles L. Krebs	Engineer VI	09/10/2020	3.25	155.00	503.75
	attend board meeting -1.5 call to greg to discuss payments and transfers going forward .25 exhibits for meeting on drainage 1 cor with felipe on gis information .5				
Charles L. Krebs	Engineer VI	09/11/2020	1.00	155.00	155.00
	npdes				
Charles L. Krebs	Engineer VI	09/11/2020	0.50	155.00	77.50

<u>Employees</u>	<u>Title</u>	<u>Date</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
	invoice for fence and lake clearing from maj exhibit for cleo on fence location from meeting				
Charles L. Krebs	Engineer VI	09/14/2020	1.00	155.00	155.00
	maj invoices for gate and lake clearing requisitions exhibit for cleo on lake clearing set up phone call to discuss transfers with greg and carl				
Charles L. Krebs	Engineer VI	09/15/2020	0.50	155.00	77.50
	call with greg and carl on future transfers				
Charles L. Krebs	Engineer VI	09/16/2020	2.50	155.00	387.50
	npdes water quality exhibits cor with lee co on additional information on this years submittal				
Charles L. Krebs	Engineer VI	09/17/2020	3.00	155.00	465.00
	NPDES exhibits and report				
Charles L. Krebs	Engineer VI	09/18/2020	4.00	155.00	620.00
	npdes exhibits cor with leigh simmons on information				
Charles L. Krebs	Engineer VI	09/21/2020	2.00	155.00	310.00
	npdes report				
Charles L. Krebs	Engineer VI	09/22/2020	1.00	155.00	155.00
	npdes report				
Charles L. Krebs	Engineer VI	09/23/2020	0.50	155.00	77.50
	final npds report to chuck				
Tyler P. Bonnough	Engineer II	09/11/2020	4.00	100.00	400.00
	TOPO exhibit for meetings review				
Jackelyn Lopez	Tech IV	09/14/2020	0.75	70.00	52.50
	Requisition #65 and #66				
Maguette Dieng	Tech II	09/18/2020	1.50	50.00	75.00
	-WORKED ON DOING A LAND USE BREAKDOWN				
Maguette Dieng	Tech II	09/21/2020	8.00	50.00	400.00
	-WORKED ON DOING A LAND USE BREAKDOWN ON ENTIRE SITE				
Maguette Dieng	Tech II	09/22/2020	7.00	50.00	350.00
	-FINISHED LAND USE BREAKDOWN ON THE SITE, PLOTTED AND PRINTED SHEET DEMONSTRATING LANI				
	Phase Total:		42.25		4,532.50
	Project Total:		42.25		4,532.50
Total Hourly Charges					\$4,532.50

Out-of-Pocket Expenses

Copies	10.61
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Total Out-of-Pocket Expenses	\$10.61
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Total Current Billing	\$4,543.11
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INVOICE

Invoice Number: PI-A00439285

Invoice Date: 07/01/20

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

PROPERTY: River Hall CDD

538.461
001

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			07/31/20

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Payment Received	0.00
TOTAL	11,870.00

Wrathell, Hunt & Associates, LLC

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

Invoice

Date	Invoice #
10/1/2020	2019-1582

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

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

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

10

DRAFT

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

The River Hall Community Development District Board of Supervisors held a Regular Meeting on November 5, 2020, at 3:30 p.m., at River Hall Town Hall Center, located at 3089 River Hall Parkway, Alva, Florida 33920.

Present were:

Joseph E. Metcalfe, III	Chair
Ken Mitchell (via telephone)	Vice Chair
Paul D. Asfour	Assistant Secretary
Michael Morash	Assistant Secretary
Robert Stark	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Cleo Adams	Assistant District Manager
Tammie Smith	Operations Manager
Greg Urbancic (via telephone)	District Counsel
Charlie Krebs	District Engineer

Residents present were:

Walter Lasher	Rachel Laroso	Ann Lasher	Garrett Laroso
Gary Schluder	Tiffany Masoka	Bob Foster	Buddy Scannall
John & Penny Wolper		Derek & Rachael DeRosso	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 3:30 p.m. Supervisors Metcalfe, Asfour, Morash and Stark were present. Supervisor Mitchell was not present at roll call.

SECOND ORDER OF BUSINESS

Public Comments (3 minutes per speaker)

Resident Walter Lasher expressed concern about the lake levels. Mr. Adams stated that, while the water management system did not allow the District to lower lake levels manually, the system performed well during two recent 100-year storm events.

42 **Mr. Mitchell joined the meeting via telephone.**

43

44 **THIRD ORDER OF BUSINESS**

**Developer Update: Development and
Master Association Activities**

45

46 Referencing a PowerPoint presentation, Mr. Adams reported the following:

47 ➤ The national resale market remained robust and over 18,000 residential permits have
48 been pulled in Lee, Charlotte and Collier Counties over the last 12 months, which was the most
49 since 2006.

50 ➤ The resale market was expected to be very strong because of decreasing availability in
51 southwest Florida.

52 ➤ Project To-Date Sales: Site work was started at the Tiki Bar. Parcel S infrastructure was
53 60% complete and Hampton Lakes South infrastructure was 15% complete. Sales remained
54 strong in both communities. October was Pulte’s best month.

55 ➤ Town Hall Amenity Center Update: Pool repairs were completed. Bocce ball and
56 pickleball canopies were ordered and expected to be installed soon. The parking lot would be
57 coated and striped. Additional golf cart parking would be added by the bocce ball and
58 pickleball courts.

59 ➤ River Hall Country Club HOA Update: All new community, marketing and builder signage
60 was ordered and due to be installed as soon as possible. Guard fence was ordered for between
61 the columns. Stickers would be required on golf carts for Hampton Lakes and Cascades
62 residents. Seasonal readiness preparations were underway.

63 ➤ Security Update for Southeast Preserve: Per the contractor, nightly details at varying
64 times seem to make a difference. No arrests were made to date and activity was trending
65 down. Security details would continue.

66 ➤ Security Update for Southwest Corner of Hampton Lakes and LAMSID: Installation of
67 barbed wire fence, north of the new gate, was completed; the barbed wire was reinstalled
68 twice. The padlock was removed from the gate. Mr. Krebs would follow up with LAMSID.

69

70
71 **FOURTH ORDER OF BUSINESS**

**Update: Perimeter Access Control
Initiatives**

72

73

74 Mr. Adams stated that the aforementioned access control measures on the south
75 boundary were intended to deter ATV traffic in that area. Mr. Stark stated he met with
76 homeowners affected by the additional proposed fence along their property lines and they
77 suggested roadside hedges rather than fencing. Mr. Stark stated that Mrs. Adams obtained
78 quotes for hedges along the roadside; however, hedges would have maintenance costs.

79 Resident Rachel Laroso questioned the purpose of having a fence along the Parkway and
80 pointed out that The Cascades was not fenced. Mr. Stark discussed encroachment and
81 boundary issues between the separate communities within River Hall.

82 Resident John Wolper asked what types of encroachment was observed. Discussion
83 ensued regarding a former resident with nuisance vehicles and the presence of wildlife from
84 the preserve observed in the District. Mr. Stark stated that the preserve was a natural
85 boundary. He discussed the District’s initiative to remove nuisance hogs and prevent property
86 damage.

87 Residents expressed their disagreement with the proposed fence. Discussion ensued
88 regarding the need for proactive security in River Hall, unauthorized golf carts in the Country
89 Club, proposed fence locations, landscaping and aesthetic issues, security, theft of foliage and
90 trees in the preserve and damage to the fence intended to protect gopher tortoises. The map
91 depicting property ownership and the possibility of installing additional decorative columns to
92 match the existing columns owned by the HOA were discussed. Mr. Adams stated Staff would
93 request proposals for the fencing discussed, including a gate for landscape maintenance access.

94

95 **FIFTH ORDER OF BUSINESS**

**Update: Traffic Study/Speed Reduction
Request SR 80**

96

97

98 Mr. Stark stated an informational meeting was scheduled regarding the new firehouse
99 that would be built in the near future. He suggested coordinating with the Fire Department
100 regarding speed reduction measures.

101

102 **SIXTH ORDER OF BUSINESS**

**Update: School Zone Signs on River Hall
Parkway**

103

104

105 Mr. Adams stated that Mr. Ron Boyles was advised that the Department of Public Works
106 would not install school zone markings or signage on a private road. Discussion ensued

107 regarding utilization of construction funds, placement and deeding of the pillars previously
108 discussed, agreements with the Developer and the need to confer with the HOA. Mr. Adams
109 stated he would obtain quotes and confer with the HOA.

110

111 **SEVENTH ORDER OF BUSINESS** **Consideration of GulfScapes Landscape**
112 **Management Services Clusia Installation**
113 **and Maintenance Proposals**

114
115 **A. #2165 (Installation)**

116 **B. Change Order (Maintenance)**

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

118

119 **EIGHTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**
120 **Statements as of September 30, 2020**

121
122 Mr. Adams presented the Unaudited Financial Statements as of September 30, 2020.
123 Discussion ensued regarding electric bill reductions over several months, which was likely due
124 to fountain malfunctions. The financials were accepted.

125

126 **NINTH ORDER OF BUSINESS** **Approval of October 1, 2020 Regular**
127 **Meeting Minutes**

128
129 Mr. Adams presented the October 1, 2020 Regular Meeting Minutes.

130

131 **On MOTION by Mr. Morash and seconded by Mr. Mitchell, with all in favor, the**
132 **October 1, 2020 Regular Meeting Minutes, as presented, were approved.**

133

134

135 **TENTH ORDER OF BUSINESS** **Staff Reports**

136

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

138 Mr. Krebs stated the South Florida Water Management District (SFWMD) advised that it
139 was not possible to move a control structure farther to the east due to the elevations. A final
140 resolution of the matter was pending.

141 **B. District Counsel: *Coleman, Yovanovich and Koester***

142 There being no report, the next item followed.

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

- 144 • NEXT MEETING DATE: December 3, 2020 at 3:30 P.M.

- 145 ○ QUORUM CHECK

146 All Supervisors confirmed their attendance at the December 3, 2020 meeting.

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

148 Mrs. Adams distributed and reviewed the Field Operations Status Report. The LED
149 retrofit project of street lamps was nearly complete with just eight remaining. Pine straw
150 would be delayed until December due to a supply shortage. Street sweeping would be
151 completed the first week of December.

152 Ms. Smith presented the Lake Tour/Review Notes and stated she would follow up with
153 the contractor and the golf course Superintendent regarding grass clippings in the lake.

154

155 ELEVENTH ORDER OF BUSINESS

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

156

157

158 There were no public comments.

159

160 TWELFTH ORDER OF BUSINESS

Supervisors' Comments/Requests

161

162 Mr. Asfour stated that turkeys have been known to charge at humans and noted that a
163 resident walking in the community was forced to retreat after turkeys charged across vacant
164 lots. Discussion ensued regarding wildlife in the community.

165

166 THIRTEENTH ORDER OF BUSINESS

Adjournment

167

168

169 On MOTION by Mr. Mitchell and seconded by Mr. Stark, with all in favor, the
170 meeting adjourned at 5:04 p.m.

171

172

173

174

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

175
176
177
178
179
180

Secretary/Assistant Secretary

Chair/Vice Chair

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

11C

RIVER HALL COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2020/2021 MEETING SCHEDULE

LOCATION

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

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 1, 2020	Regular Meeting	3:30 PM
ZOOM: https://us02web.zoom.us/j/82750952717 Meeting ID: 827 5095 2717 Dial: 1-929-205-6099 Meeting ID: 827 5095 2717		
November 5, 2020	Regular Meeting	3:30 PM
December 3, 2020	Regular Meeting	3:30 PM
January 7, 2021	Regular Meeting	3:30 PM
February 4, 2021	Regular Meeting	3:30 PM
March 4, 2021	Regular Meeting	3:30 PM
April 1, 2021	Regular Meeting	3:30 PM
May 6, 2021	Regular Meeting	3:30 PM
June 3, 2021	Regular Meeting	3:30 PM
July 1, 2021	Regular Meeting	3:30 PM
August 5, 2021	Public Hearing & Regular Meeting	3:30 PM
September 2, 2021	Regular Meeting	3:30 PM

In the event that the COVID-19 public health emergency prevents the meetings from occurring in-person, the District may conduct the meetings by telephone or video conferencing communications media technology pursuant to governmental orders, including but not limited to Executive Orders 20-52, 20-69, 20-150, 20-179 and 20-193 issued by Governor, and any extensions or supplements thereof, and pursuant to Section 120.54(5)(b)2., Florida Statutes.

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

11D



Wrathell, Hunt and Associates, LLC

TO: River Hall CDD Board of Supervisors
FROM: Tammie Smith – Operations Manager
DATE: December 3, 2020
SUBJECT: Status Report – Field Operations

Landscape Review: Staff continues to tour/review the property to ensure project completions as well as day to day activities are being met. Staff conducted a Landscape Review on Thursday, November 19th, observations included: three plant beds on River Hall Parkway that required weed removal, clean-up of palm boot debris, and treatment for fungus in the Juniper beds at Lamps # 16, #21 and #28. Staff also observed plant replacements needed at Lamp # 14 plant beds and trailing weeds in Fakahatchee grass, along turf bank at Lake 1- 4 (Ligustrum Lane) and at Lake 2 -1b (across from Town Hall). Staff has scheduled with Gulfscapes, and will follow up to ensure projects are completed. The next landscape review is scheduled for December 17th.

Note the following updates:

- Lake banks are now mowed every other month – (October thru April)
- Turf mowing will begin every other week in December
- Pine Straw being installed prior to Thanksgiving has been delayed due to product unavailability
- Palm pruning will be completed late November/early December
- Hard wood pruning will be scheduled in January

Lake Review: While on tour staff observed lakes in The Cascades and The Hamptons with minimal surface algae, and found shorelines to be well maintained. Next review is scheduled for Monday, December 14th.

Street Sweeping: As indicated at last month's meeting, this project is scheduled to be completed the 1st week of December.

Holiday Lighting & Decorating: Decorations were scheduled to be installed the day after Thanksgiving, November 27th and have been completed. Decorations included 8-3' Wreaths with lights and bows on front columns; 8 swags with bows on entry columns; lighting on 3 center median Medjool Palms and partial branches; garland with lights and bows over entry water feature sign and 4' wreath at center – Total Cost \$4K.

Culvert Inspections: River Hall inspections will be scheduled in the Spring of 2021.