

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

The Board of Supervisors of the River Hall Community Development District held a Regular Meeting on April 1, 2021, at 3:30 p.m., at River Hall Town Hall Center, located at 3089 River Hall Parkway, Alva, Florida 33920.

Present were:

Ken Mitchell	Chair
Robert Stark	Vice Chair
Paul D. Asfour	Assistant Secretary
Michael Morash	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Cleo Adams	Assistant District Manager
Tammie Smith (via telephone)	Field Operations Manager
Greg Urbancic (via telephone)	District Counsel
John Baker	District Engineer
Grady Miars (via telephone)	GreenPointe
Mike Radford (via telephone)	MRI Inspection LLC
Brenda Radford (via telephone)	MRI Inspection LLC
Karen Asfour	Resident
Paul Griffith	Resident
George Ware	Resident
Andrew Kasl	Residents
Chuck Aldi	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 3:31 p.m. Supervisors Mitchell, Stark, Asfour and Morash were present, in person. Supervisor Metcalfe was not present.

SECOND ORDER OF BUSINESS

Public Comments (3 minutes per speaker)

Resident Paul Griffith had the following comments and opinions:

- Construction site trash was entering the lakes and there was no response from the HOA.
- Pedestrians were being run off the walkways by golf cart operators.

➤ Landscapers were doing a poor job of trimming the shrubs along the walkways.

Mrs. Adams stated she recently received an email about the garbage and contacted Mr. Miars and the lake contractor for assistance. Mr. Miars stated that Pulte and Lennar were advised of the situation. Regarding golf cart operators not yielding to pedestrians, Mr. Adams stated, since there was no means for enforcement, Staff would ask for common courtesy. Regarding the landscaping along the walkways, it would be best to remove rows of the shrubbery; Staff would address the issues with the landscapers.

Resident George Ware commented that some of the traffic on the golf carts on the bike paths has been taken care of, especially from River Hall, with the new gates that were installed on the sidewalks and most golf cart operators do yield to walkers on the paths.

Resident Chuck Aldi asked if there were plans to fence in Ashton Oaks or install a fence along the front of that subdivision. Mr. Adams stated the CDD's fencing project along the parkway runs from the gatehouse down to the conservation area and the preserves are being utilized as a natural barrier. Regarding Portico's plans for fencing or a buffer, Mr. Adams stated he contacted representatives from WCI Lennar and was informed that their intention is to install a PVC fence adjacent to Hampton Boulevard.

THIRD ORDER OF BUSINESS

Developer Update: Development and Master Association Activities

Mr. Miars gave the following update:

➤ Hampton Lakes (HL): Phase 3 was completed. Phase 1 was nearing completion with respect to irrigation and the builders were in the new section. Homes were in the process of being constructed all along Phase 3, the border to Portico.

➤ River Hall Country Club (RHCC): Parcel S, near Hole #18, was completed and supposed to be certified and recorded. Pulte closed the first two lots and would close one on April 14, 2021.

➤ Sales: The first quarter was really good. Year-to-date, HL sales were at 40, versus 17 in 2020 and RHCC sales were at 32, versus six in 2020. Sales and prices continued to increase.

➤ The average house prices were \$280,000 in HL and \$370,000 in RHCC. Pulte was preparing to increase HL prices to \$300,000 and RHCC prices \$450,000.

➤ Tiki Bar: Construction was in progress and there were no longer any delays obtaining materials.

In response to Mr. Asfour’s question, Mr. Miars stated that Lennar would be purchasing lots in Area B, which is where Pulte’s current model is located, and plans to construct homes on the 55’-wide lots. They also plan to purchase six lots in Parcel D, along Hole #11, and in Parcel E, along the west side of Hole #2. Discussion ensued regarding available homesites owned by RH Venture III, Pinnacle, Pulte and Lennar.

In response to Mr. Mitchell’s question, Mr. Miars stated the first villa would be completed within the next three or four months.

FOURTH ORDER OF BUSINESS

Update: Portico Plans for Fencing or Buffer

This item was addressed during the Second Order of Business.

FIFTH ORDER OF BUSINESS

Update: Drainage Pipe Inspection Report

• **Discussion/Consideration: M.R.I. Inspection, LLC, Estimates for Storm Structure Pipe Cleaning**

Mr. Mike Radford, of M.R.I. Inspection, LLC (MRI), presented the following options:

- A. **#2517 – Cleaning for 25% and Higher**
- B. **#2518 – Cleaning for 35% and Higher**
- C. **#2519 – Cleaning for 50% and Higher**

Mrs. Adams responded to questions regarding significant changes in blockage percentages over the past three years, the GIS mapping system and the three MRI proposals. Mr. Adams stated Staff’s recommendation was to, at a minimum, have MRI clean for 50% blockage or higher. Discussion ensued regarding Hurricane Irma, drainage and the catch basins. A Board Member stated that, there was damage to outfall structure S2-405 at the Town Center property. Mr. Adams stated Staff would provide the formation to the HOA.

On MOTION by Mr. Asfour and seconded by Mr. Morash, with all in favor, MRI proposal #2519, cleaning for 50% and higher blockage, in the amount of \$19,550, was approved.

SIXTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of February 28, 2021

Mr. Adams presented the Unaudited Financial Statements as of February 28, 2021. Mr. Morash stated that a few roadside grates were missing throughout the community. The financials were accepted.

SEVENTH ORDER OF BUSINESS

Approval of March 4, 2021 Regular Meeting Minutes

Mr. Mitchell presented the March 4, 2021 Regular Meeting Minutes.

On MOTION by Mr. Mitchell and seconded by Mr. Asfour, with all in favor, the March 4, 2021 Regular Meeting Minutes, as presented, were approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Engineer: *Hole Montes*

Mr. Baker stated, at the next meeting, he would deliver a drainage system presentation for the new development in the Cascades.

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

Mr. Urbancic stated that a few significant legislative bills were pending that could affect the CDDs, particularly, a bill that would increase the levels of sovereign immunity from the current \$200,000 and a bill making potential changes to the audit process. Updates would be provided.

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

- **NEXT MEETING DATE: May 6, 2021 at 3:30 P.M.**
 - **QUORUM CHECK**

All Supervisors confirmed their attendance at the May 6, 2021 meeting.

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

Mrs. Adams reported the following:

- An updated Operations Report was emailed to the Board prior to the meeting.
- FPL Easement Mowing Project: Mr. Krebs contacted P&T Landscaping, which expressed interest in the project. Staff forwarded all of the requested information to the contractor. Mr.

Krebs’ meeting with the contractor was rescheduled and an update would be provided after Mr. Krebs’ return from vacation. Staff was waiting for the proposal and it would be provided for discussion and consideration at the next meeting.

➤ Wildlife”: The hog trapper recently advised that he must start charging for his services. A proposal was requested and was forwarded to the Board. A request was made for Hogworks to revisit the proposal that was submitted last year and resubmit a proposal.

Discussion ensued regarding Hogworks’ contract with HL, wild hog sightings, coyote sightings and the need for a third estimate. Mrs. Adams would obtain a third estimate from a company that had provided one last year.

NINTH ORDER OF BUSINESS

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

Mr. Aldi stated there were several hogs behind 6520 Ashton Oaks and his wife spotted a family of hogs and a black bear behind the undeveloped land owned by Pinnacle, near the preserve. He and asked if anyone else saw the dead bobcat.

TENTH ORDER OF BUSINESS

Supervisors’ Comments/Requests

Mr. Asfour asked about the budget timing. Mr. Adams stated the draft Fiscal Year 2022 budget would be presented at the May meeting. Mr. Asfour stated he favored leaving assessments the same as they currently are.

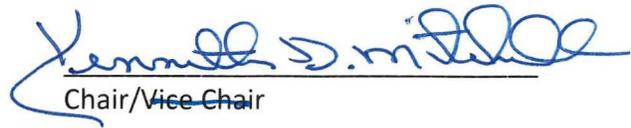
ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Morash and seconded by Mr. Asfour, with all in favor, the meeting adjourned at 4:14 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair