

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

The Board of Supervisors of the River Hall Community Development District held a Regular Meeting on May 6, 2021, at 3:30 p.m., at River Hall Town Hall Center, located at 3089 River Hall Parkway, Alva, Florida 33920.

Present were:

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

Also present were:

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| Chuck Adams | District Manager |
| Cleo Adams | Assistant District Manager |
| Greg Urbancic (via telephone) | District Counsel |
| Charlie Krebs | District Engineer |
| John Baker | Hole Montes, Inc. |
| Karen Asfour | Resident |
| Dan Block | Resident |
| Elaine Overly | Resident |
| Chuck Overly | 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. Mr. Metcalfe's seat would be declared vacant later in the meeting.

SECOND ORDER OF BUSINESS

**Moment of Silence in Memory of
Supervisor Joseph Metcalfe**

All attending observed a moment of silence in memory of Supervisor Joseph Metcalfe.

THIRD ORDER OF BUSINESS

Public Comments (3 minutes per speaker)

No members of the public spoke.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2021-03, Declaring a Vacancy in Seat 4 of the Board of Supervisors due to Supervisor Metcalfe's Passing; and Providing an Effective Date

Mr. Mitchell presented Resolution 2021-03

On MOTION by Mr. Morash and seconded by Mr. Asfour, with all in favor, Resolution 2021-03, Declaring a Vacancy in Seat 4 of the Board of Supervisors due to Supervisor Metcalfe's Passing; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consider Appointment to Fill Unexpired Term of Seat 4 (*Term Expires November 2022*)

Ms. Asfour suggested and the other Board Members agreed to Mr. Adams notifying the HOA Managers of the vacant CDD Board position. An e-blast would be sent to residents explaining the requirements and directing those interested in filling the position to submit a resume for consideration to Mr. Adams two weeks before the next meeting. Mr. Adams would email the resumes to the Board to start the evaluation process.

- A. Administration of Oath of Office to Newly Appointed Supervisor (*the following will be provided in a separate package*)**
 - I. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
 - II. Membership, Obligations and Responsibilities**
 - III. Financial Disclosure Forms**
 - a. Form 1: Statement of Financial Interests**
 - b. Form 1X: Amendment to Form I, Statement of Financial Interests**

c. Form 1F: Final Statement of Financial Interests

IV. Form 8B – Memorandum of Voting Conflict

B. Consideration of Resolution 2021-04, 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

These items were deferred and would remain on the agenda.

SIXTH ORDER OF BUSINESS

Developer Update: Development and Master Association Activities

Mr. Miars was not present. The Board was asked to email questions to Mr. Adams, who would forward them to Mr. Miars.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31, 2021

Mr. Adams presented the Unaudited Financial Statements as of March 31, 2021. Discussion ensued regarding whether the new Hampton Lakes bond payment was deferred, the capital interest period terms, if the fountain pumps were running on demand cycle, significant reduction in Florida Power & Light (FPL) bills from the parkway switching to LED lights and mulching and legal advertising costs. A Board Member reported that the fountain on the east side was not working. Mrs. Adams would have the fountain inspected and repaired, if necessary.

Mr. Urbancic discussed a new legislative advertising law that is waiting for the Governor to execute, which will revise the advertising rules. He noted a provision was added that would allow advertising on newspaper websites but it still might not reduce the District's advertising costs. Discussion ensued regarding advertising in Florida Weekly. This item would be included on the next agenda.

A Board Member recalled discussing the possibility of refinancing the existing bonds, which are now available this June. Mr. Adams confirmed that the call date on the Series 2011A

bonds was imminent and that the Country Club is tied to the bonds. He would have the Underwriter review the concentration of risk, now that interest rates are much lower.

On MOTION by Mr. Morash and seconded by Mr. Stark, with all in favor, the Unaudited Financial Statements as of March 31, 2021, were accepted.

EIGHTH ORDER OF BUSINESS

Approval of April 1, 2021 Regular Meeting Minutes

Mr. Mitchell presented the April 1, 2021 Regular Meeting Minutes. The following change was made:

Line 156: Insert "Ashton Oaks" after "6520"

On MOTION by Mr. Morash and seconded by Mr. Asfour, with all in favor, the April 1, 2021 Regular Meeting Minutes, as amended, were approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Engineer: *Hole Montes*

- **Presentation: Drainage System for New Development in the Cascades**

Mr. Baker distributed permit items related to the drainage system plans for the new development in the Cascades, which would complete the neighborhood. The South Florida Water Management District (SFWMD) requested a letter from the CDD confirming its approval to proceed with draining into Lake 2-2A in the CDD's existing stormwater management system. Discussion ensued regarding the condition of the lake and basins, possible impact, no change to the sheet flow or drainage patterns and the effect in the case of a 100 year-storm event.

On MOTION by Mr. Morash and seconded by Mr. Stark, with all in favor, the Cascades 22 Lot drainage system plans to drain into the District's system and authorizing Staff to prepare and transmit a letter to the South Florida Water Management District, was approved.

- **Modifications to Basins 3, 4, and 6**

- This item was an addition to the agenda**

Mr. Baker distributed items related to modifying the SFWMD permit and asking the CDD to be a co-applicant, in order to proceed with the improvements at Parcel S, including the Tiki Bar and the Golf Course area and the lake that was being proposed. This affects Basin 3 and, conceptually, affects Basin 6. He displayed sketches of the existing and proposed boundary modifications and discussed plans to adjust the basin line between Basins 3 and 4, which requires modifying those control structures. He reviewed the calculations and design storm elevations, which were consistent with what was currently approved for Basins 3-4 and 3-6. Essentially, moving the base line ensures that all the improvements fall within Basins 3-4 and are treated now; it makes Basin 3-6 still a conceptual permit that, once they finalize the design plans, they can proceed with a construction and operation permit.

In response to a question about Basin 4-2, Mr. Baker displayed the area and stated he must research to determine if Basin 4-2 is still under a conceptual permit, as it did not involve this permit. Discussion ensued regarding flow in Lake 1. Mr. Baker stated he was working with the Cascades HOA on the SFWMD permit and there was a chance they will ask the District to be co-permittees with the Cascades HOA.

On MOTION by Mr. Stark and seconded by Mr. Asfour, with all in favor, the adjustments to the River Hall Country Club, adjusting the basin line between Basins 3 and 4 and modifying control structures, was approved.

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

There being no report, the next item followed.

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

I. 1,534 Registered Voters in District as of April 15, 2021

There were 1,534 registered voters residing within the District as of April 15, 2021.

II. NEXT MEETING DATE: June 3, 2021 at 3:30 P.M.

- **QUORUM CHECK**

All Supervisors confirmed their attendance at the June 3, 2021 meeting.

D. Operations Manager: *Wrathell, Hunt and Associates, LLC***I. Monthly Status Report – Field Operations**

Mrs. Adams distributed the Monthly Status Report and reported the following:

- Fence Installation: A Carter Fence representative left a message stating he was waiting on his scheduling department to place the project on its schedule.

II. Consideration of P&T Landscaping Proposal for FPL Easement Mowing Project

Mrs. Adams recalled that this project was approved in December. She presented proposals and suggested funding the project with landscape renovation funds, as the construction funds were depleted, and adding a specific line item for the project to the proposed Fiscal Year 2022 budget. Mowing would occur two times per year. The Board approved the P&T Landscape proposal.

- Landscape Activities: Two ligustrum trees were removed from the Hampton Lakes center median, addressing the line-of-sight issues. A Board Member asked about the discussions about installing a stop sign at Hampton Lakes. Mr. Krebs stated he would prepare sketches.
- CE-14: SOLitude would monitor the area and spray for invasives to prevent growth into the conservation area. Mr. Stark believed this matter was resolved and noted that the materials were located on his and neighboring properties, just outside the conservation area.

III. Consideration of Estimate for Trapper Services

Mrs. Adams presented the Hogworks proposal rates, in a lump sum monthly basis or \$45 per hog, to remove hogs from CDD property. It was noted that more than 100 hogs were removed each year. Discussion ensued regarding if the rate was the same for the golf course, engaging the subcontractor for Hogworks who does not have credentials or own his business, ensuring the CDD is not being charged for the same wildlife as the golf course and hiring a vendor to monitor problematic areas identified as CE-10 and CD-11.

Resident Elaine Overly stated that 22 hogs were living near the property line behind 6521 Ashton Oaks and the grubs were being treated with a double dose of chemicals.

The letter confirming the number of hogs removed would be forwarded to Mr. Mitchell, who would confirm the figures with Jim.

Mr. Morash left the meeting at 12:42 p.m.

Discussion ensued regarding reallocating landscape replacement funds and deferring Phase 4 to fund in Fiscal Year 2022.

On MOTION by Mr. Asfour and seconded by Mr. Stark, with all in favor, the Hogworks proposal, in the amount of \$45 per hog, reallocating funds from the "Landscape replacement plants, shrubs, trees" budget line item, contingent upon Mr. Mitchell confirming with the golf course Superintendent regarding the Fee Schedule, was approved.

➤ East Hampton Circle: Staff contacted Mr. Miars upon notification that builders were not installing sod on the District's easement, up to the high-water mark in the backs of the homes.

Mr. Stark distributed a handout and stated that Mr. Miars directed Robert to contact the builders; Lennar is currently taking corrective action. He identified the area on the map and explained that only certain areas were being mowed at the lake behind Ashton Oaks and some residents with fences are not aware they are responsible to mow up to the water's edge. He discussed a news segment with the police about the issue of Portico's fences being knocked down by trespassing ATVs and residents installing wrought iron fences along their property lines.

TENTH ORDER OF BUSINESS

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

Resident Dan Block asked for Management to send notices to the communities regarding the roles and responsibilities of the Board. Mrs. Adams stated she would include it in the e-blast for resumes along with a link to the District's website.

Resident Elaine Overly reported that Aston Oaks was investing \$14,000 in a security system to address vandalism issues at the pool and asked if there were plans to install a fence to separate them from Hampton Lakes and the ATVs. Mrs. Adams identified the area where the fence would be installed. Mr. Krebs stated that the District uses natural boundaries of preserve

land so the area remains walkable; the Developer, not the CDD, funded the fence favoring Hampton Lakes' side of the land bridge.

Mr. Krebs asked if the Board received the information about FPL installing a substation by Oakstead Drive. Mr. Adams replied affirmatively and stated it was approved. Mr. Krebs identified the area FPL purchased on the map. He expected that FPL will remove the District's fence and that there would be more improvements on that parcel, as demand grows. He suggested extending the fence to close off the gap to the FPL easement, once FPL completes construction. He defined the viewer's road that will be open to the community, as a County-granted ROW road, used for residential traffic and open to the public. Mr. Adams discussed the CDD owning buffer property just inside the parcel. In response to a request, Mr. Krebs stated he would forward pictures of the section of the plat, along with the Development Order to Mr. Adams to forward to the Board. Discussion ensued regarding buffer site lines.

Resident Chuck Overly voiced his opinion that, as FPL continues to build, it will have an impact on the lots on Windsor Way. Discussion ensued regarding the level of noise expected from the FPL substation, site lines and allowing plants to be installed on the property.

ELEVENTH ORDER OF BUSINESS

Supervisors' Comments/Requests

Mr. Asfour stated that Supervisor Metcalfe was an invaluable member of the team and would be sorely missed. In honor of his service to the District, a trophy was ordered would be given to Mrs. Metcalfe.

Mr. Mitchell observed significant erosion at 3380 Chestnut Grove Drive on his and his neighbor's yard. Mr. Krebs stated he discussed this area several months ago. Mrs. Adams stated she would have it inspected.

TWELFTH ORDER OF BUSINESS

Adjournment

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| <p>On MOTION by Mr. Stark and seconded by Mr. Asfour, with all in favor, the meeting adjourned at 4:44 p.m.</p> |
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Secretary/Assistant Secretary


Chair/Vice Chair