

# **RIVER HALL**

## **COMMUNITY DEVELOPMENT DISTRICT**

**October 7, 2021**

**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**

September 30, 2021

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 October 7, 2021, 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. Q & A Session with Country Club Association Manager and Security Post Commander Regarding Post Orders
4. Discussion: School Parent Pick-Up Overflow onto Parkway
5. Acceptance of Unaudited Financial Statements as of August 31, 2021
6. Approval of September 9, 2021 Public Hearings and Special Meeting Minutes
7. Staff Reports
  - A. District Engineer: *Hole Montes*
  - B. District Counsel: *Coleman, Yovanovich & Koester*
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: November 4, 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
Michael Hagan	<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*
  - Monthly Status Report – Field Operations
8. Public Comments: Non-Agenda Items (*3 minutes per speaker*)
9. Supervisors' Comments/Requests
10. Adjournment

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

Sincerely,

  
Chesley E. Adams, Jr.  
District Manager

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

**CALL-IN NUMBER: 1-888-354-0094  
PARTICIPANT PASSCODE: 709 724 7992**

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

**5**

**RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
AUGUST 31, 2021**

**RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
AUGUST 31, 2021**

	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
<b>ASSETS</b>						
SunTrust	\$ 765,927	\$ -	\$ -	\$ -	\$ -	\$ 765,927
Investments						
SBA	5,276	-	-	-	-	5,276
Reserve	-	1	206,936	-	-	206,937
Capitalized interest	-	-	6	-	-	6
Interest A-1	-	1	-	-	-	1
Revenue A-1	-	557,718	24,698	-	-	582,416
Revenue A-2	-	415,602	-	-	-	415,602
Prepayment A-2	-	26,322	-	-	-	26,322
Construction	-	-	-	8	2,553,827	2,553,835
Deposits	1,622	-	-	-	-	1,622
Total assets	<u>\$ 772,825</u>	<u>\$ 999,644</u>	<u>\$ 231,640</u>	<u>\$ 8</u>	<u>\$ 2,553,827</u>	<u>\$ 4,557,944</u>
<b>LIABILITIES AND FUND BALANCES</b>						
Liabilities:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total liabilities	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Fund balances:						
Nonspendable						
Prepaid and deposits	1,622	-	-	-	-	1,622
Restricted for:						
Debt service	-	999,644	231,640	-	-	1,231,284
Capital projects	-	-	-	8	2,553,827	2,553,835
Assigned to:						
Operating capital	145,000	-	-	-	-	145,000
Disaster recovery	250,000	-	-	-	-	250,000
Unassigned	376,203	-	-	-	-	376,203
Total fund balances	<u>772,825</u>	<u>999,644</u>	<u>231,640</u>	<u>8</u>	<u>2,553,827</u>	<u>4,557,944</u>
Total liabilities and fund balances	<u>\$ 772,825</u>	<u>\$ 999,644</u>	<u>\$ 231,640</u>	<u>\$ 8</u>	<u>\$ 2,553,827</u>	<u>\$ 4,557,944</u>

**RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED AUGUST 31, 2021**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll: net	\$ -	\$ 464,135	\$ 455,625	102%
Assessment levy: off-roll	-	89,441	88,964	101%
Lot closings	2,803	14,672	-	N/A
Interest and miscellaneous	-	8	500	2%
Total revenues	<u>2,803</u>	<u>568,256</u>	<u>545,089</u>	104%
<b>EXPENDITURES</b>				
<i>Legislative</i>				
Supervisor	1,200	10,200	10,000	102%
<i>Financial &amp; administrative</i>				
District management	3,750	41,250	45,000	92%
District engineer	1,297	27,213	25,000	109%
Trustee	-	7,760	7,100	109%
Tax collector/property appraiser	-	4,377	4,500	97%
Assessment roll prep	375	4,125	4,500	92%
Auditing services	-	3,390	3,300	103%
Arbitrage rebate calculation	-	500	650	77%
Public officials liability insurance	-	3,241	3,200	101%
Legal advertising	260	613	1,100	56%
Bank fees	-	-	350	0%
Dues, licenses & fees	-	175	175	100%
Postage	543	2,018	1,300	155%
ADA website compliance	210	210	210	100%
Website maintenance	-	705	705	100%
Contingency	-	109	-	N/A
<i>Legal counsel</i>				
District counsel	-	9,875	12,000	82%
<i>Electric utility services</i>				
Utility services	769	8,703	9,000	97%
Street lights	107	1,438	3,000	48%
<i>Stormwater control</i>				
Fountain service repairs & maintenance	-	-	6,000	0%
Aquatic maintenance	11,870	134,373	140,000	96%
Lake/pond bank maintenance	-	-	5,000	0%
Stormwater system maintenance	-	24,610	40,000	62%
Mitigation/wetland area maintenance	-	661	-	N/A

**RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED AUGUST 31, 2021**

	Current Month	Year to Date	Budget	% of Budget
<i>Other physical environment</i>				
General liability insurance	-	4,036	4,000	101%
Property insurance	-	7,920	8,000	99%
Entry & walls maintenance	-	-	5,000	0%
Landscape maintenance	12,855	146,621	179,000	82%
Irrigation repairs & maintenance	-	-	2,500	0%
Landscape replacement plants, shrubs, trees	-	5,825	20,000	29%
Annual mulching	-	8,008	7,000	114%
Holiday decorations	-	11,000	12,000	92%
Clock tower maintenance	-	-	1,750	0%
Ornamental lighting & maintenance	-	-	1,000	0%
<i>Road &amp; street facilities</i>				
Street/parking lot sweeping	-	650	750	87%
Street light/decorative light maintenance	-	2,682	4,000	67%
Roadway repair & maintenance	-	2,100	2,500	84%
Sidewalk repair & maintenance	-	-	1,500	0%
Street sign repair & replacement	-	-	1,500	0%
<i>Contingency</i>				
Miscellaneous contingency	-	-	50	0%
Total expenditures	<u>33,236</u>	<u>474,388</u>	<u>572,640</u>	83%
Excess/(deficiency) of revenues over/(under) expenditures	(30,433)	93,868	(27,551)	
Fund balances - beginning	803,258	678,957	660,248	
Assigned				
Operating capital	145,000	145,000	145,000	
Disaster recovery	250,000	250,000	250,000	
Unassigned	377,825	377,825	237,697	
Fund balances - ending	<u>\$ 772,825</u>	<u>\$ 772,825</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 AUGUST 31, 2021**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Special assessment: on-roll	\$ -	\$ 1,670,342	\$ 1,651,146	101%
Special assessment: off-roll	-	148,181	254,733	58%
Assessment prepayments	25,974	25,974	-	N/A
Lot closings	2,985	17,246	-	N/A
Interest	7	262	-	N/A
Total revenues	<u>28,966</u>	<u>1,862,005</u>	<u>1,905,879</u>	98%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal (A-1)	-	390,000	390,000	100%
Principal (A-2)	-	400,000	455,000	88%
Principal prepayment (A-2)	-	1,280,000	-	N/A
Interest (A-1)	-	527,833	527,833	100%
Interest (A-2)	-	580,153	615,033	94%
Total debt service	<u>-</u>	<u>3,177,986</u>	<u>1,987,866</u>	160%
Excess/(deficiency) of revenues over/(under) expenditures	28,966	(1,315,981)	(81,987)	
Fund balances - beginning	970,678	2,315,625	934,490	
Fund balances - ending	<u>\$ 999,644</u>	<u>\$ 999,644</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 AUGUST 31, 2021**

	Current Month	Year To Date
<b>REVENUES</b>		
Lot closings	8,104	24,698
Interest	1	17
Total revenues	8,105	24,715
<b>EXPENDITURES</b>		
<b>Debt service</b>		
Cost of issuance	-	1,500
Interest	-	167,121
Total debt service	-	168,621
Excess/(deficiency) of revenues over/(under) expenditures	8,105	(143,906)
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfers out	-	(200)
Total other financing sources	-	(200)
Net change in fund balances	8,105	(144,106)
Fund balances - beginning	223,535	375,746
Fund balances - ending	\$ 231,640	\$ 231,640

**RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND  
FOR THE PERIOD ENDED AUGUST 31, 2021**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ -	\$ 102
Total revenues	-	102
<b>EXPENDITURES</b>		
Construction in progress	-	972,919
Total expenditures	-	972,919
Excess/(deficiency) of revenues over/(under) expenditures	-	(972,817)
Fund balances - beginning	8	972,825
Fund balances - ending	\$ 8	\$ 8

**RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND 2020A  
FOR THE PERIOD ENDED AUGUST 31, 2021**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 13	\$ 248
Total revenues	13	248
<b>EXPENDITURES</b>		
Construction in progress	64,474	4,155,114
Total expenditures	64,474	4,155,114
Excess/(deficiency) of revenues over/(under) expenditures	(64,461)	(4,154,866)
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfer in	-	200
Total other financing sources/(uses)	-	200
Net change in fund balances	(64,461)	(4,154,666)
Fund balances - beginning	2,618,288	6,708,493
Fund balances - ending	\$ 2,553,827	\$ 2,553,827

## River Hall Community Development District Check Detail August 2021

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>CBI</b>	<b>08/25/2021</b>	<b>FPL</b>	<b>101.001 · Suntrust-...</b>		<b>-876.93</b>
Bill	82155-24268 082021	08/24/2021		531.431 · Utility Ser...	-769.48	769.48
Bill	02979-06091 082021	08/24/2021		531.437 · Street Lig...	-107.45	107.45
TOTAL					-876.93	876.93
<b>Check</b>	<b>2305</b>	<b>08/12/2021</b>	<b>RIVER HALL CDD</b>	<b>101.001 · Suntrust-...</b>		<b>-2,639.70</b>
				207.201 · Due to D...	-2,639.70	2,639.70
TOTAL					-2,639.70	2,639.70
<b>Check</b>	<b>2306</b>	<b>08/12/2021</b>	<b>RIVER HALL CDD</b>	<b>101.001 · Suntrust-...</b>		<b>-2,106.06</b>
				207.202 · Due to D...	-2,106.06	2,106.06
TOTAL					-2,106.06	2,106.06
<b>Check</b>	<b>2307</b>	<b>08/12/2021</b>	<b>PAUL ASFOUR</b>	<b>101.001 · Suntrust-...</b>		<b>-200.00</b>
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
<b>Check</b>	<b>2308</b>	<b>08/12/2021</b>	<b>MICHAEL MORASH</b>	<b>101.001 · Suntrust-...</b>		<b>-200.00</b>
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
<b>Check</b>	<b>2309</b>	<b>08/12/2021</b>	<b>KENNETH MITCHE...</b>	<b>101.001 · Suntrust-...</b>		<b>-200.00</b>
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
<b>Check</b>	<b>2310</b>	<b>08/12/2021</b>	<b>MICHAEL F HAGEN</b>	<b>101.001 · Suntrust-...</b>		<b>-200.00</b>
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00

**River Hall Community Development District**  
**Check Detail**  
**August 2021**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	2311	08/12/2021	MICHAEL F HAGEN	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	2312	08/12/2021	ROBERT STARK	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Bill Pmt -Check	2313	08/12/2021	ADA SITE COMPLI...	101.001 · Suntrust-...		-210.00
Bill	1816	08/11/2021		519.414 · ADA Web...	-210.00	210.00
TOTAL					-210.00	210.00
Bill Pmt -Check	2314	08/12/2021	GULFSCAPES LA...	101.001 · Suntrust-...		-12,855.00
Bill	27822	08/11/2021		539.464 · Landscap...	-12,855.00	12,855.00
TOTAL					-12,855.00	12,855.00
Bill Pmt -Check	2315	08/12/2021	HOLE MONTES	101.001 · Suntrust-...		-822.50
Bill	85987	08/11/2021		519.320 · Engineeri...	-822.50	822.50
TOTAL					-822.50	822.50
Bill Pmt -Check	2316	08/12/2021	PASSARELLA & A...	101.001 · Suntrust-...		-475.00
Bill	18RHC2906 15	08/11/2021		519.320 · Engineeri...	-475.00	475.00
TOTAL					-475.00	475.00
Bill Pmt -Check	2317	08/12/2021	SOLITUDE LAKE ...	101.001 · Suntrust-...		-11,870.00
Bill	PI-A00652597	08/11/2021		538.461 · Aquatic M...	-11,870.00	11,870.00
TOTAL					-11,870.00	11,870.00
Bill Pmt -Check	2318	08/12/2021	WRATHELL, HUNT...	101.001 · Suntrust-...		-4,125.00

## River Hall Community Development District Check Detail August 2021

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	2019-2590	08/11/2021		512.311 · Managem... 513.310 · Assessm...	-3,750.00 -375.00	3,750.00 375.00
TOTAL					-4,125.00	4,125.00
<b>Bill Pmt -Check</b>	<b>2319</b>	<b>08/25/2021</b>	<b>NEWS PRESS</b>	<b>101.001 · Suntrust-...</b>		<b>-260.30</b>
Bill	0004017985	08/24/2021		519.480 · Legal Adv...	-260.30	260.30
TOTAL					-260.30	260.30
<b>Bill Pmt -Check</b>	<b>2320</b>	<b>08/25/2021</b>	<b>PRESSTIGE PRIN...</b>	<b>101.001 · Suntrust-...</b>		<b>-542.58</b>
Bill	140487	08/24/2021		519.410 · Postage	-542.58	542.58
TOTAL					-542.58	542.58



**Electric Bill Statement**

**For:** Jul 21, 2021 to Aug 20, 2021 (30 days)

**Statement Date:** Aug 20, 2021

**Account Number:** 02979-06091

**Service Address:**

2501 RIVER HALL PKWY # ST LTS  
ALVA, FL 33920

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

**CURRENT BILL**

**\$107.45**

TOTAL AMOUNT YOU OWE

**Sep 10, 2021**

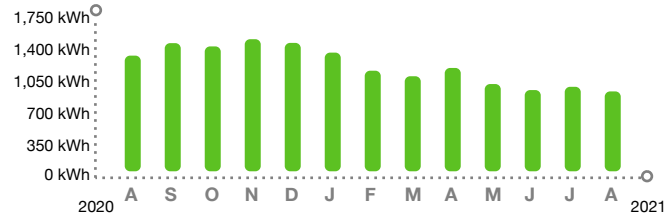
NEW CHARGES DUE BY

**BILL SUMMARY**

Amount of your last bill	112.98
Payments received	-112.98
Balance before new charges	0.00
Total new charges	107.45
<b>Total amount you owe</b>	<b>\$107.45</b>

(See page 2 for bill details.)

**ENERGY USAGE HISTORY**



**KEEP IN MIND**

- Payment received after November 10, 2021 is considered LATE; a late payment charge of 1% will apply.

531.437  
001

Customer Service: 1-800-375-2434  
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)  
Hearing/Speech Impaired: 711 (Relay Service)



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5314029790609195470100000

The amount enclosed includes the following donation:

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

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

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

FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001

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

02979-06091  
ACCOUNT NUMBER

\$107.45  
TOTAL AMOUNT YOU OWE

Sep 10, 2021  
NEW CHARGES DUE BY

\$  
AMOUNT ENCLOSED





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

### BILL DETAILS

Amount of your last bill	112.98
Payment received - Thank you	-112.98
Balance before new charges	\$0.00

#### New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Customer charge:	\$10.61
Non-fuel: (\$0.065570 per kWh)	\$62.49
Fuel: (\$0.028360 per kWh)	\$27.03
Electric service amount	100.13
Gross receipts tax	2.57
Franchise charge	4.75
Taxes and charges	7.32
Total new charges	\$107.45
<b>Total amount you owe</b>	<b>\$107.45</b>

### METER SUMMARY

Meter reading - Meter KG85078. Next meter reading Sep 21, 2021.

<b>Usage Type</b>	<b>Current</b>	-	<b>Previous</b>	=	<b>Usage</b>
kWh used	97413		96460		953

### ENERGY USAGE COMPARISON

	<b>This Month</b>	<b>Last Month</b>	<b>Last Year</b>
Service to	Aug 20, 2021	Jul 21, 2021	Aug 20, 2020
kWh Used	953	1008	1380
Service days	30	32	30
kWh/day	31	31	46
Amount	\$107.45	\$112.98	\$140.87

### Solar for everyone

Now, it's easy and affordable for you to participate in solar with the FPL SolarTogether program.

[See how ›](#)

### Smart tools to lower bills

With FPL smart tools, you can get no-cost/ low-cost tips to save money and lower your bill.

[Learn more ›](#)

### Help others in need

Help your neighbors in need by contributing to FPL Care To Share® monthly through your FPL bill.

[Sign up today ›](#)

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



**Electric Bill Statement**

**For:** Jul 21, 2021 to Aug 20, 2021 (30 days)

**Statement Date:** Aug 20, 2021

**Account Number:** 82155-24268

**Service Address:**

2401 RIVER HALL PKWY # FOUNTN  
ALVA, FL 33920

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

**CURRENT BILL**

**\$769.48**

TOTAL AMOUNT YOU OWE

**Sep 10, 2021**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY**



**KEEP IN MIND**

- Payment received after November 10, 2021 is considered LATE; a late payment charge of 1% will apply.

531.431  
001

**BILL SUMMARY**

Amount of your last bill	786.95
Payments received	-786.95
Balance before new charges	0.00
Total new charges	769.48
<b>Total amount you owe</b>	<b>\$769.48</b>

(See page 2 for bill details.)

Customer Service: 1-800-375-2434  
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)  
Hearing/Speech Impaired: 711 (Relay Service)



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5314821552426828496700000

The amount enclosed includes the following donation:

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

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

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

FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001

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

82155-24268 ACCOUNT NUMBER	\$769.48 TOTAL AMOUNT YOU OWE	Sep 10, 2021 NEW CHARGES DUE BY	\$ AMOUNT ENCLOSED
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**Customer Name:** RIVER HALL COMMUNITY DEVELOPMENT  
**Account Number:** 82155-24268

### BILL DETAILS

Amount of your last bill	786.95
Payment received - Thank you	-786.95
Balance before new charges	\$0.00

#### New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Customer charge:	\$26.48
Non-fuel: (\$0.023540 per kWh)	\$210.73
Fuel: (\$0.028360 per kWh)	\$253.88
Demand: (\$11.30 per KW)	\$226.00
Electric service amount	717.09
Gross receipts tax	18.39
Franchise charge	34.00
Taxes and charges	52.39
Total new charges	\$769.48

**Total amount you owe \$769.48**

### METER SUMMARY

Meter reading - Meter KCJ5863. Next meter reading Sep 21, 2021.

Usage Type	Current	-	Previous	=	Usage
kWh used	46359		37407		8952
Demand KW	19.61				20

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Aug 20, 2021	Jul 21, 2021	Aug 20, 2020
kWh Used	8952	9266	8330
Service days	30	32	30
kWh/day	298	289	277
Amount	\$769.48	\$786.95	\$792.89

### Solar for everyone

Now, it's easy and affordable for you to participate in solar with the FPL SolarTogether program.

[See how ›](#)

### Smart tools to lower bills

With FPL smart tools, you can get no-cost/low-cost tips to save money and lower your bill.

[Learn more ›](#)

### Help others in need

Help your neighbors in need by contributing to FPL Care To Share® monthly through your FPL bill.

[Sign up today ›](#)

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.

**ADA Site Compliance**  
6400 Boynton Beach Blvd 742721  
Boynton Beach, FL 33474  
accounting@adasitecompliance.com



# Invoice

519.414  
001

**BILL TO**

River Hall CDD

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
1816	07/31/2021	\$210.00	08/14/2021	14	

DESCRIPTION	AMOUNT
Compliance Shield, Accessibility Policy, Technological Audit	210.00

BALANCE DUE

**\$210.00**

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

**Invoice 27822**

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  
07/31/2021

PLEASE PAY  
**\$12,855.00**

DUE DATE  
08/30/2021

**DESCRIPTION**

Monthly Landscape Maintenance for July 2021

OK  
GA

**AMOUNT**

12,855.00

*Landscape  
Maint.*

TOTAL DUE

**\$12,855.00**

THANK YOU.



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

June 30, 2021  
**Invoice No. 85987**  
 Project No. 2015012  
 519.320  
 001

**River Hall CDD**

**For Services Rendered From June 1, 2021 to June 30, 2021**

Attend Board meeting, make sign exhibit for meeting, gen correspondence with Paul on density questions and approved number of units, pricing exhibit from Lykins, forward files for Cascade and Portico to Cleo.

	Hours	Rate	Amount
Z-General Services			
Engineer VI	5.00	155.00	\$775.00
Designer	.50	95.00	\$47.50
<b>Subtotal</b>	<b>5.50</b>		<b>\$822.50</b>
	<b>5.50</b>		<b>\$822.50</b>
 <b>Total Amount Due This Invoice</b>			 <b>\$822.50</b>



# PASSARELLA & ASSOCIATES PC

13620 Metropolis Avenue  
Suite 200  
Fort Myers, FL 33912  
239-274-0067

519.320  
001

In Account With  
River Hall Community Dev. District  
2300 Glades Road, Suite 410W  
Boca Raton, FL 33431

## River Hall - GIS Services

Project #18RHC2906 (Invoice 15)

August 06, 2021

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 July 31,2021

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	10,433.75	10,853.75	420.00
99.0 Reimbursables	0.00	0	203.00	258.00	55.00
<b>Total</b>	<b>20,000.00</b>		<b>30,803.00</b>	<b>31,278.00</b>	<b>475.00</b>

**Professional Services Due This Invoice: 475.00**

### Task 90.0 Additional GIS Services

Engineering

#### GIS Analyst III

	Hours	Rate	Billed Amount
07/01/2021 Data compilation	2.25	120.00	270.00
07/07/2021 Data compilation; web map updates	1.25	120.00	150.00
<b>Task subtotal</b>			<b>420.00</b>

### Task 99.0 Reimbursables

	Units	Rate	Billed Amount
Courier (RB)			
07/02/2021			55.00



**INVOICE**

**Invoice Number:** PI-A00652597  
**Invoice Date:** 08/01/21  
**PROPERTY:** River Hall CDD

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

**SOLD TO:** River Hall CDD  
 c/o Wrathell, Hunt & Associates, LLC  
 9220 Bonita Beach Road Suite #214  
 Bonita Springs, FL 34135

538.461  
 001

<b>CUSTOMER ID</b>	<b>CUSTOMER PO</b>	<b>Payment Terms</b>	
R0194		Net 30	
<b>Sales Rep ID</b>	<b>Shipment Method</b>	<b>Ship Date</b>	<b>Due Date</b>
Jeff Moding			08/31/21

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR11734 08/01/21 - 08/31/21		4,854.00	4,854.00
	Wetlands Management Services			
1	Lake & Pond Management Services SVR11792 08/01/21 - 08/31/21		6,966.00	6,966.00
	Lake & Pond Management Services			
1	Lake & Pond Management Services SVR11793 08/01/21 - 08/31/21		50.00	50.00
	Fountain Maintenance Services			

**PLEASE REMIT PAYMENT TO:**

1320 Brookwood Drive, Suite H  
 Little Rock, AR 72202

<b>Subtotal</b>	<b>11,870.00</b>
Sales Tax	0.00
<b>Total Invoice</b>	<b>11,870.00</b>
Payment Received	0.00
<b>TOTAL</b>	<b>11,870.00</b>



# Wrathell, Hunt & Associates, LLC

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

# Invoice

Date	Invoice #
8/1/2021	2019-2590

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

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

# The News-Press media group

PART OF THE USA TODAY NETWORK

ACCOUNT NAME		ACCOUNT #	PAGE #
River Hall Cdd		6056	1 of 1
INVOICE #	BILLING PERIOD	PAYMENT DUE DATE	
0004017985	Jul 1- Jul 31, 2021	August 20, 2021	
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL AMOUNT DUE	
\$0.00	\$0.00	<b>\$260.30</b>	
BILLING ACCOUNT NAME AND ADDRESS		BILLING INQUIRIES/ADDRESS CHANGES	FEDERAL ID
RIVER HALL CDD C/O WRATHELL, HUNT & ASSOC LLC DAPHNE GILLYARD 2300 GLADES RD STE 410W BOCA RATON, FL 33431-8556		1-877-736-7612 or smb@ccc.gannett.com	47-2493274
<p><b>Terms and Conditions:</b> Past due accounts are subject to interest at the rate of 18% 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.</p> <p><b>All funds payable in US dollars.</b></p>			

00000060560000000000000040179850002603010266

Contact [abgspecial@gannett.com](mailto: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
7/1/21	Balance Forward	\$0.00

**Package Advertising:**

Start-End Date	Description	PO Number	Package Cost
7/16/21-7/16/21	0004821841 RIVER HALL COMMUNIT		\$260.30

519.480  
001

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

# The News-Press media group

PART OF THE USA TODAY NETWORK

ACCOUNT NAME		PAYMENT DUE DATE		AMOUNT PAID		
River Hall Cdd		August 20, 2021				
ACCOUNT NUMBER		INVOICE NUMBER				
6056		0004017985				
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL AMOUNT DUE
\$260.30	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	<b>\$260.30</b>

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:

VISA     MASTERCARD     DISCOVER     AMEX

Card Number \_\_\_\_\_

Exp Date \_\_\_\_/\_\_\_\_/\_\_\_\_    CVV Code \_\_\_\_\_

Signature \_\_\_\_\_    Date \_\_\_\_\_

00000060560000000000000040179850002603010266

**From:** [Gannett Legals Public Notices 4](#)  
**To:** [Daphne Gillyard](#)  
**Subject:** RE: 4821841 River Hall Community Development District - Notice of Meeting (run 7/16)  
**Date:** Tuesday, July 13, 2021 12:51:19 PM  
**Attachments:** [image002.png](#)

---

Hello,

Your notice is scheduled to publish July 16 in the News Press. The total cost of your notice is \$260.30, which includes a publisher affidavit that will be mailed to you after the last date of publication.

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

Notice is hereby given that the previously scheduled August 5, 2021 Regular Meeting of the Board of Supervisors ("Board") of the River Hall Community Development District ("District") has been rescheduled to be held on July 29, 2021 at 3:30 p.m., at the River Hall Town Hall Center, located at 3089 River Hall Parkway, Alva, Florida 33920 for the purpose of considering any business which may properly come before it.

The meeting is open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meeting may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours or by visiting the District's website, <http://www.riverhallcdd.org/>.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager  
River Hall Community Development District  
AD # 4821841

July 16, 2021

Thanks,

Erin Oettinger  
Team Lead – Public Notices



Office: 844-254-5287

---

**From:** Daphne Gillyard <[gillyardd@whhassociates.com](mailto:gillyardd@whhassociates.com)>  
**Sent:** Tuesday, July 13, 2021 11:26 AM  
**To:** LEGALS, FNP <[FNPLEGALS@gannett.com](mailto:FNPLEGALS@gannett.com)>  
**Subject:** 4821841 River Hall Community Development District - Notice of Meeting (run 7/16)

Please publish the attached **Notice of Meeting** on July 16, 2021. Email invoice to [RiverHallCDD@DistrictAP.com](mailto:RiverHallCDD@DistrictAP.com). Mail proof of publication to the following:

Account No. 471122

River Hall Community Development District  
[RiverHallCDD@DistrictAP.com](mailto:RiverHallCDD@DistrictAP.com)  
c/o Wrathell, Hunt and Associates, LLC  
2300 Glades Road, Suite 410W  
Boca Raton, Florida 33431

Kindly acknowledge receipt of this request via email.

Thank you.

*Daphne Gillyard*

DAPHNE GILLYARD

Director of Administrative Services  
Wrathell, Hunt and Associates, LLC  
2300 Glades Road, Suite 410W  
Boca Raton, Florida 33431  
Toll Free; (877) 276-0889  
Phone: 561-571-0010, ext. 400  
Fax: 561-571-0013

[www.whassociates.com](http://www.whassociates.com)

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this office. Instead, contact this office by phone or in writing.

 Please consider the environment before printing this e-mail.

**FRAUD ALERT ---- DUE TO INCREASED INCIDENTS OF WIRE FRAUD, IF YOU  
RECEIVE WIRE INSTRUCTIONS FROM OUR OFFICE DO NOT SEND A WIRE.**

-



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

**6**

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

The Board of Supervisors of the River Hall Community Development District held Multiple Public hearings and a Special Meeting on September 9, 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
Michael Hagan	Assistant Secretary

**Also present were:**

Chuck Adams	District Manager
Cleo Adams	Assistant District Manager
Shane Willis	Operations Manager
Greg Urbancic	District Counsel
Charlie Krebs	District Engineer
Peter Dame (via telephone)	Bond Counsel
Dave Heinkel	Pulte Homes
Carl Barraco	Barraco and Associates, Inc.
Holly Schwartz	Resident
Mike Brosy	Resident
Paul Ligado	Resident
John Scaduto	Lee County Sheriff's Community Resource Officer
Other Residents	

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 3:30 p.m. All Supervisors were present.

**SECOND ORDER OF BUSINESS**

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

Resident Holly Schwartz stated that she observed ATVs in the conservation area. She thought that they are accessing the property through the Florida Power & Light (FPL) easement. She noted that one got stuck and a truck pulled it out. She was concerned about liability and potential fires.

44 Resident Mike Brosy asked if the operations and maintenance (O&M) assessment  
45 increases should have been offset by the 100 new homes in the CDD. Mr. Adams stated that the  
46 new homes were already accounted for. Assessments would be increasing and that would be  
47 discussed next. Mr. Mitchell explained that all lots are assessed whether built or not; new  
48 construction does not mean the CDD will receive additional assessment revenue.

49 Discussion ensued regarding the Mailed Notice information and a possible reduction in  
50 assessments for homeowners with bond payments as the bonds were refinanced.

51

52 **THIRD ORDER OF BUSINESS**

**Public Hearing on Adoption of Fiscal Year  
2021/2022 Budget**

53

54

55 **A. Proof/Affidavit of Publication**

56 The affidavit of publication was provided for informational purposes.

57 **B. Consideration of Resolution 2021-11, Relating to the Annual Appropriations and**  
58 **Adopting the Budget for the Fiscal Year Beginning October 1, 2021, and Ending**  
59 **September 30, 2022; Authorizing Budget Amendments; and Providing an Effective**  
60 **Date**

61 Mr. Adams reviewed the proposed Fiscal Year 2022 budget, highlighting line item  
62 adjustments, compared to the Fiscal Year 2021 budget, and explained the reasons for the  
63 adjustments. The O&M assessment increase would be 5%.

64 **Mr. Adams opened the Public Hearing.**

65 A resident asked where the extra assessments could be found in the budget. Mr. Adams  
66 stated this amount was rounded up for noticing purposes only.

67 Resident Paul Ligado asked for clarification of the landscaping increase and whether the  
68 CDD or HOA is the responsible entity. Mr. Adams stated the CDD is responsible for landscaping  
69 outside of the gates and does the lake bank mowing inside the gates just around the  
70 stormwater ponds, until the property is transferred to the homeowner. He differentiated the  
71 various items that the CDD and HOA maintain.

72 Mr. Asfour stated that O&M assessments have not increased since he and Mr. Morton  
73 joined the Board over nine years ago and they had not increased in the four years before then.

74 **Mr. Adams closed the Public Hearing.**

75 Mr. Mitchell presented Resolution 2021-11.

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On MOTION by Mr. Morash and seconded by Mr. Asfour, with all in favor, Resolution 2021-11, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2021, and Ending September 30, 2022; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

**FOURTH ORDER OF BUSINESS**

**Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements**

- *Hear testimony from the affected property owners as to the propriety and advisability of making the improvements and funding them with special assessments on the property*
- *Thereafter, the governing authority shall meet as an equalizing board to hear any and all complaints as to the special assessments on a basis of justice and right*

These items were addressed below.

**A. Proof/Affidavit of Publication**

The affidavit of publication was included for informational purposes.

**B. Mailed Notice to Property Owner(s)**

A copy of the Mailed Notice, Chairman’s letter and Debt Assessment Notice regarding refinancing the Series 2011A-2 bonds, were included for informational purposes.

**C. Consideration of Resolution 2021-12, Making Certain Findings Including Those Related to the Refinancing of the District’s Special Assessment Bonds, Series 2011A-2 and Imposition of Series 2021A-2 Assessments; Confirming and Approving District Projects for Construction and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming, and Levying Special Assessments on Lots or Parcels of Land Within the District Specially Benefitted by Such Projects to Pay the Cost Thereof; Confirming and Adopting a Supplemental Assessment Methodology Report; Providing for the Payment and the Collection of Such Special Assessments by the Methods Provided for by Chapters 170, 190, and 197 Florida Statutes; Providing for the Recording of an Assessment Notice; Providing for Severability, Conflicts and an Effective Date**

112 Mr. Urbancic presented Resolution 2021-12. He explained the purpose of the  
113 Resolutions presented today and discussed the following:

- 114 ➤ Resolution 2021-12: This was the equalizing Resolution that will finish the process for  
115 the Series A-2 bonds and adopt the Assessment Methodology presented at the last meeting.
- 116 ➤ Resolution 2021-13: This was the Supplemental Resolution prepared once the bonds  
117 were priced. It finalizes the assessment amounts for the Series 2021A-1 and 2021A-2 bonds.
- 118 ➤ There would be an increase in O&M assessments and a decrease in debt assessments.
- 119 ➤ Mailed Notices require certain verbiage, so the Chairman’s letter was included to  
120 provide a clearer explanation of the assessments.

121 **Mr. Adams opened the Public Hearing.**

122 No members of the public spoke.

123 **Mr. Adams closed the Public Hearing.**

124 The Board of Supervisors, meeting as the Equalizing Board, made no changes.  
125

126 **On MOTION by Mr. Asfour and seconded by Mr. Morash, with all in favor,**  
 127 **Resolution 2021-12, Making Certain Findings Including Those Related to the**  
 128 **Refinancing of the District’s Special Assessment Bonds, Series 2011A-2 and**  
 129 **Imposition of Series 2021A-2 Assessments; Confirming and Approving District**  
 130 **Projects for Construction and/or Acquisition of Infrastructure Improvements;**  
 131 **Equalizing, Approving, Confirming, and Levying Special Assessments on Lots or**  
 132 **Parcels of Land Within the District Specially Benefitted by Such Projects to Pay**  
 133 **the Cost Thereof; Confirming and Adopting a Supplemental Assessment**  
 134 **Methodology Report; Providing for the Payment and the Collection of Such**  
 135 **Special Assessments by the Methods Provided for by Chapters 170, 190, and**  
 136 **197 Florida Statutes; Providing for the Recording of an Assessment Notice;**  
 137 **Providing for Severability, Conflicts and an Effective Date, was adopted.**

138  
139  
140 **FIFTH ORDER OF BUSINESS**

141 Consideration of Resolution 2021-13,  
142 Supplementing Resolution No. 2011-05, Which  
143 Resolution Previously Equalized, Approved,  
144 Confirmed, Imposed and Levied Special  
145 Assessments on and Peculiar to Property Specially  
146 Benefited (Apportioned Fairly and Reasonably) by  
147 the District’s Projects Relating to the Series  
148 2011A-1 Bonds; Supplementing Resolution No.  
149 2021-12, Which Resolution Previously Equalized,  
150 Approved, Confirmed, Imposed and Levied Special  
151 Assessments on and Peculiar to Property Specially  
Benefited (Apportioned Fairly and Reasonably) by

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the District’s Projects Relating to the Series 2021A-2 Bonds; Approving and Adopting the River Hall Community Development District Final Third Supplemental Special Assessment Methodology Report Prepared by Wrathell, Hunt & Associates, LLC Dated August 11, 2021, Which Applies the Methodology Previously Adopted to Special Assessments Reflecting the Specific Terms of the River Hall Community Development District Capital Improvement Revenue Refunding Bonds, Series 2021A-1 and River Hall Community Development District Capital Improvement Revenue Refunding Bonds, Series 2021A-2; Providing for the Update of the Improvement Lien Book; and Providing for Severability, Conflicts, and an Effective Date

Mr. Urbancic stated Resolution 2021-13 fixes the final pricing of the Series A-1 and A-2 bonds, adopts the Final Third Supplemental Assessment Methodology Report and the final assessment roll.

A Board Member referred to Table 2, on Page 9 of the Final Third Supplemental Special Assessment Methodology Report, which reflected cost savings related to the Series A-1 bonds and what is apportioned for the Series A-2 bonds.

**On MOTION by Mr. Morash and seconded by Mr. Hagan, with all in favor, Resolution 2021-13, Supplementing Resolution No. 2011-05, Which Resolution Previously Equalized, Approved, Confirmed, Imposed and Levied Special Assessments on and Peculiar to Property Specially Benefited (Apportioned Fairly and Reasonably) by the District’s Projects Relating to the Series 2011A-1 Bonds; Supplementing Resolution No. 2021-12, Which Resolution Previously Equalized, Approved, Confirmed, Imposed and Levied Special Assessments on and Peculiar to Property Specially Benefited (Apportioned Fairly and Reasonably) by the District’s Projects Relating to the Series 2021A-2 Bonds; Approving and Adopting the River Hall Community Development District Final Third Supplemental Special Assessment Methodology Report Prepared by Wrathell, Hunt & Associates, LLC Dated August 11, 2021, Which Applies the Methodology Previously Adopted to Special Assessments Reflecting the Specific Terms of the River Hall Community Development District Capital Improvement Revenue Refunding Bonds, Series 2021A-1 and River Hall Community Development District Capital Improvement Revenue Refunding Bonds, Series 2021A-2; Providing for the Update of the Improvement Lien Book; and Providing for Severability, Conflicts, and an Effective Date, was adopted.**

196 **SIXTH ORDER OF BUSINESS**

**Consideration of Amended and Restated  
Notice of Special Assessments (Series  
2019A)**

200 Mr. Urbancic stated the Amended and Restated Notice of Special Assessments for  
201 Series 2021A updates reference to the 2021A-1 and A-2 bonds; this was included for  
202 informational purposes. No further action was necessary.

203 The bond closing would be held after the meeting at which the Chair would execute all  
204 bond closing documents.

206 **SEVENTH ORDER OF BUSINESS**

**Q & A Session with Community Resource  
Officer**

209 Officer John Scaduto introduced himself and stated that he is with the Lee County  
210 Sheriff Community Response Unit (CRU). He discussed the following:

211 ➤ The CRU is updating contact information for existing and new communities throughout  
212 the County.

213 ➤ ATVs: Resolving this issue is not easy because several adjoining properties are utilized to  
214 gain access and those areas are required to remain open for fire and power access.

215 ➤ An Engineer must affirm that the CDD roadways and signs conform to Florida Statutes  
216 and file a petition with the Sheriff before a Traffic Control Agreement would be prepared, which  
217 would allow the Sheriff to commence enforcement of traffic infractions on the roadway.

218 ➤ ATV instances were expected to increase; however, four operations were held in Lehigh  
219 Acres where a select team was cracking down on unregistered vehicles.

220 Officer Scaduto discussed the Sheriff’s “Chase Policy” and informed residents to contact  
221 the Sheriff with any issues. He noted that surveillance cameras are helpful and discussed  
222 trespassing signs and the required criteria to issue a citation or make an arrest. More calls for  
223 service would bring more pressure to respond, especially during fire season.

224 Discussion ensued regarding past instances of hearing gun shots, towing and  
225 impounding unauthorized vehicles, police officer shortage due to COVID, gun range in the area,  
226 Sheriff’s upgrading of its secured radio channels, gaps in Portico and Green Point, the Sheriff’s  
227 crime trend e-blast alerts, etc.

228

229 **EIGHTH ORDER OF BUSINESS**

**Q & A Session with Country Club Association Manager and Security Post Commander Regarding Post Orders**

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231  
232  
233  
234  
235

Mr. Mitchell stated that he spoke to the representatives today and was told they would forward the Security Post Orders to him. This item was deferred to the next meeting.

236 **NINTH ORDER OF BUSINESS**

**Discussion: School Parent Pick-Up Overflow onto Parkway**

237  
238  
239

Mr. Mitchell reported that both sides of the Parkway were backed up today. It was unknown if there is a new principal.

240  
241 Mr. Adams stated he would contact the School Security Officer, Mr. Rob Boyles.

242

243 **TENTH ORDER OF BUSINESS**

**Discussion/Consideration: FDOT Letter Regarding Easement for Purchase**

244  
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246

Mr. Adams stated that purchasing the easement does not make sense. He confirmed that the map attached to the Florida Department of Transportation (FDOT) letter was correct, despite a Board Member’s belief that it was incorrect. Mr. Adams was asked to respond indicating the CDD will accept the FDOT releasing the easement and that the CDD is not interested in purchasing it.

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252 **ELEVENTH ORDER OF BUSINESS**

**Discussion: FPL Substation Buffering Plan**

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Mr. Barraco and Mr. Heinkel reported the following and responded to questions:

255 ➤ Research revealed that FPL had a substation approved. The Lee County Development Order was emailed to a few Board Members.

257 ➤ The landscape and site plan were included in the agenda package.

258 ➤ Pulte is willing to install the landscape buffer; however, approval from the CDD is required, as it is located on CDD property.

260 ➤ FPL requires the County to do the landscape package for new construction, independent of Pulte.

262 ➤ Mr. Heinkel presented the landscape plans, which will need approval from a CDD Representative before the maintenance responsibilities are conveyed to the CDD.

263

264 ➤ The District Engineer or Staff can review plans and make recommendations about the  
265 types of materials being used.

266 Discussion ensued regarding there being no buffer to the substation, the plan including  
267 zero vegetation on one side, a request made to add two rows across the right-of-way (ROW)  
268 and seal it with the double cow gates and augmenting south of the boundary line.

269 Mr. Barraco stated that they can approach the County to find out what they are allowed  
270 to do in the ROW and installing or reinstalling gates, as the area is considered a viewer’s road  
271 easement and open to the public.

272 Mr. Willis was asked to work with GulfScapes to review the FPL landscape plans.  
273

**On MOTION by Mr. Morash and seconded by Mr. Asfour, with all in favor, the FPL Landscape Plans, subject to review and approval by Mrs. Adams, were approved.**

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**TWELFTH ORDER OF BUSINESS**

**Discussion/Consideration: Use of Refurbished Stop Signs from River Hall Stock Pile**

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• **Consideration of Lykins Signtek Estimate #41894**

284 Mr. Krebs stated that the Lykins Signtek (Lykins) estimate is to install signs in the islands,  
285 in both directions, in the places that were missed. The Property Manager provided the signs.  
286 Mrs. Adams requested approval of an additional \$2,612.75 for stop bars, painting and  
287 additional sign inserts and noted that unused funds from plant replacement would be used to  
288 offset the additional cost.

289

**On MOTION by Mr. Morash and seconded by Mr. Asfour, with all in favor, the Lykins Signtek Estimate #41894, to install additional signage/stop bars, in the amount of \$2,374.95 and an additional \$2,612.75, was approved.**

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**THIRTEENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of July 31, 2021**

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Mr. Mitchell presented the Unaudited Financial Statements as of July 31, 2021.

299 Regarding the sidewalks, Mrs. Adams stated that they would be pressure cleaned in  
300 October. Mrs. Adams asked to defer the sidewalks and just pressure wash the monuments and  
301 pillars before decorating begins in October; the Board agreed to the request.

302 Mr. Asfour referred to the bond issue that was issued last year and asked where the  
303 amount designated for security was located. Mr. Krebs stated that, per Mr. Miars, the CDD was  
304 given funds for perimeter security; however, he did not have anything in writing confirming  
305 this. He believed Mr. Miars was paying for the substation fence and the one at Portico, which  
306 was included in the bonds; however, Mr. Barraco recalled that it was in the Engineer’s Report  
307 but public funds cannot be used for those improvements and there was nothing specific to  
308 security outlined on paper. There should be funds available for that improvement, though.

309 Mr. Barraco discussed Portico’s plans to install an emergency entrance, per the County’s  
310 requirement. Security discussions with Mr. Miars would continue. He would forward  
311 information to Mr. Adams to distribute to the Board.

312 Mr. Asfour asked if GreenPointe plans to rezone platted lots, reducing lot sizes so they  
313 can increase the number of lots. Mr. Barraco stated GreenPointe cannot go over the 2,695  
314 units designated to build.

315 A Board Member requested backup for the \$385.90 payment to RH Venture II, reflected  
316 in the Check Detail Report. Mr. Adams would research the expense and report his findings.

317

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

320

321

322 A Board Member asked Mr. Barraco a jurisdictional question about Windsor Way, in  
323 that there are drainage issues and neither the HOA or CDD is claiming responsibility; however,  
324 Pat thinks this is a Developer issue. After reviewing the plat, the golf course was deemed  
325 responsible for that area. Mrs. Adams would inspect several areas, including the box adjacent  
326 to the Fairway that carries water to Lake 3-1 and behind #12, to determine if there is a clogged  
327 inlet. If there is not, she would ensure the entity is notified to address each issue accordingly.

328

329 **FOURTEENTH ORDER OF BUSINESS**

**Approval of July 29, 2021 Regular Meeting Minutes**

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331

332 Mr. Mitchell presented the July 29, 2021 Regular Meeting Minutes.

333 The following changes were made:

334 Line 189: Change "Asfour" to "Stark"

335 Line 192: Change "Mitchell" to "Asfour"

336

337 **On MOTION by Mr. Morash and seconded by Mr. Asfour, with all in favor, the**  
 338 **July 29, 2021 Regular Meeting Minutes, as amended, were approved.**

339

340

341 **FIFTEENTH ORDER OF BUSINESS**

**Staff Reports**

342

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

344 • **Update: Carter Fence Installation Project**

345 Mr. Krebs received confirmation that Carter Fence obtained all the necessary approvals  
 346 to proceed with the project; the schedule was pending.

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

348 Mr. Urbancic stated that the bond pre-closing would be held after the meeting. He  
 349 introduced Mr. Dame, Bond Counsel.

350 Regarding the bonds, Mr. Dame stated FMSbonds sells the bonds to high-end investors.

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

352 • **NEXT MEETING DATE: October 7, 2021 at 3:30 P.M.**

353 ○ **QUORUM CHECK**

354 All Supervisors confirmed their attendance at the October 7, 2021 meeting.

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

356 • **Monthly Status Report – Field Operations**

357 Mr. Willis reported the following:

358 ➤ The GulfScapes landscape contract was executed in July.

359 ➤ Hog Trapper: The Board decided to defer this while Mr. Roberts recovers from an injury.

360 It was noted that the only damage observed was on the golf course, at the 6 Tee box. A  
 361 Board Member stated there are signs that the hogs are coming out. The acorns started to drop  
 362 from the pine trees in his yard and he heard trappers and the dogs at the end of Walnut Run.

363 ➤ Lake Bank Restoration projects will commence once the water recedes.

364 A Board Member stated the homeowner at Chestnut Grove Drive, at Lake 3-5B, believed  
 365 that the builder should be held responsible and make the repairs because they did not install



366 gutters, which is causing erosion. Discussion ensued regarding the HOA implementing  
367 declarations requiring builders install jetty tiles down to the lakes, as Lee County does not want  
368 to implement this requirement.

369 ➤ Installing Fiber Optics in the School ROW: An e-blast would be sent regarding when the  
370 project will start, once the schedule is finalized.

371 Mrs. Adams discussed a meeting with the homeowner to address erosion concerns  
372 behind her Lake 2-7 residence. Mrs. Adams stated her opinion that the erosion was minimal;  
373 she explained to the homeowner that they are responsible for remediating the issue by running  
374 pipe to the pond. She also recommended that the homeowner unplug their gutters. She has  
375 not heard from the homeowner since the proposal to complete the repairs was provided.

376

377 **SIXTEENTH ORDER OF BUSINESS**

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

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379

380 No members of the public spoke.

381

382 **SEVENTEENTH ORDER OF BUSINESS**

**Supervisors' Comments/Requests**

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384 Mr. Asfour asked when the substation would come online. It was noted that initial date  
385 was the first week in September; however, they still need to do the road.

386 The Board agreed to the request to move the December 2, 2021 meeting to December  
387 9, 2021. Staff would advertise accordingly.

388 Mrs. Adams stated that the pine straw project is scheduled to commence the week of  
389 November 15, 2021.

390

391 **EIGHTEENTH ORDER OF BUSINESS**

**Adjournment**

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393 There being nothing further to discuss, the meeting adjourned.

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**On MOTION by Mr. Morash and seconded by Mr. Stark, with all in favor, the  
meeting adjourned at 4:25 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair

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

**7C**

**RIVER HALL COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE**

**LOCATION**

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

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 7, 2021</b>	<b>Regular Meeting</b>	<b>3:30 PM</b>
<b>November 4, 2021</b>	<b>Regular Meeting</b>	<b>3:30 PM</b>
<b>December 2, 2021</b>	<b>Regular Meeting</b>	<b>3:30 PM</b>
<b>January 6, 2022</b>	<b>Regular Meeting</b>	<b>3:30 PM</b>
<b>February 3, 2022</b>	<b>Regular Meeting</b>	<b>3:30 PM</b>
<b>March 3, 2022</b>	<b>Regular Meeting</b>	<b>3:30 PM</b>
<b>April 7, 2022</b>	<b>Regular Meeting</b>	<b>3:30 PM</b>
<b>May 5, 2022</b>	<b>Regular Meeting</b>	<b>3:30 PM</b>
<b>June 2, 2022</b>	<b>Regular Meeting</b>	<b>3:30 PM</b>
<b>July 7, 2022</b>	<b>Regular Meeting</b>	<b>3:30 PM</b>
<b>August 4, 2022</b>	<b>Public Hearing &amp; Regular Meeting</b>	<b>3:30 PM</b>
<b>September 1, 2022</b>	<b>Regular Meeting</b>	<b>3:30 PM</b>

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

**7D**



**Wrathell, Hunt and Associates, LLC**

TO: River Hall CDD Board of Supervisors

FROM: Shane Willis – Operations Manager

DATE: October 7, 2021

SUBJECT: Status Report – Field Operations

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**Fencing:** Carter Fence has confirmed project to commence on October 4<sup>th</sup> and should be completed on October 6<sup>th</sup>.

**Note:** It was brought to our attention that one of the irrigation monitoring wells is located behind the fence; which will require installing a pedestrian gate. Our Engineer is coordinating with Carter Fence for the required install.

**FPL Easement Mowing:** As previously indicated, our next schedule of mowing will be completed in December.

**Landscape Activities:**

- Application of Grub control has been applied for Hog activity.
- Staff met with David of Pulte Homes as well as Gulfscapes & Sunny Grove to review/discuss the landscape and irrigation plans for the buffering between Hickey Creek Road and Oakstead Drive.
- Once the installation of the buffer and drip lines are complete maintenance will be turned over to Gulfscapes Landscape buffer consisting of Slash Pines, Southern Oak, Cabbage Palms, Sea Grape, Cocoplum, & Bahia Sod on a berm about 2 feet high that will be installed by the Pulte Land Manager.
- Pine Straw Project: Annual mulching has been scheduled to be completed the week of November 15<sup>th</sup>.

**Hog Trappers:** Supervisor Asfour made contact with Trapper Wesley Roberts who conducts trapping with Lee County. Staff spoke to Wesley on August 5<sup>th</sup>, he had suffered a knee injury and would be out for a couple of weeks.

**Note:** Staff spoke to Wesley on September 1<sup>st</sup> and he is still weeks away from any coordination meeting due to the injury.

**Storm Drain/Pipe Cleanout:** As discussed at last month's meeting, MRI inspected the interconnecting pipes located on Windsor Way to Lakes 3-1. S-3-44 had 80% blockage of

sand/debris and S-3-43 had 50% blockage. These structures were cleaned on September 16<sup>th</sup> for a cost of \$1,500.00.

Note:

Gulfscapes will be providing a proposal protect the intake of these structures.

**Note:** The last storm drain/pipe cleanout completed in 2018 at which time we placed on a three-year cycle. Cascades were cleaned in 2019, and will be scheduled for 2022.

### **Bank Restoration Projects:**

- **Lake 2-7:** As previously discussed, letter was sent to the resident on August 30<sup>th</sup>, based on the resident notifying Staff that there was an issue with the lake bank. From further conversation, the resident declined to make the minor repairs as suggested.
- **Lake 3-5B:** As discussed at the July 29<sup>th</sup> Board meeting, letter was sent to the resident, however Staff has not received a response at this time. Staff will review after the rainy season. (3376 Chestnut Grove Drive).

**Holiday Decorating:** Has been scheduled to be installed sometime during the month of October.

**Pressure Cleaning:** As previously discussed, cleaning of the monuments, fencing and bell tower is scheduled to be completed. This is currently scheduled for October 25<sup>th</sup>, Staff has coordinated with Gulfscapes to ensure that the hedges and vegetation are trimmed back enough to allow the crews to work.

**River Hall Fiber Optic:** Summit Broadband will begin installing fiber optic for the school which will include some ROW work to bore the fiber optic. The project is expected to start on 9.6.2021 and last for about 30 days. Staff has received the schematics from Broadband and confirmation emails that they have received all necessary permits. Once completed, Staff will conduct a tour to ensure no damage to District property or landscaping. (No Change)