

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

The Board of Supervisors of the River Hall Community Development District held a Regular Meeting on December 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 (via telephone)	District Counsel
Charlie Krebs	District Engineer
Gary Stillwell	Nonresident
Paul Herbert	Resident
Alex Shue	Resident
Paul Griffith	Resident
Kathy Rustad	Resident

**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 Alex Shue asked about Supervisor term lengths and which Supervisor's terms would expire next. Mr. Adams stated there is an election every two years and, in 2022, Seats 4 and 5, currently held by Mr. Hagan and Mr. Stark, respectively, will expire; the other three seats will expire in 2024. He explained the election process, including the qualifying period,

Supervisor of Election’s (SOE) role, public disclosure requirements by Staff, and Supervisor qualifications.

Nonresident Gary Stillwell asked for an update on the Florida Power & Light (FPL) substation and voiced his opinion that the Developer should install a buffer around the outpost when constructing a nonresidential building; Pulte is blocking off a portion of the area into the Country Club. He felt that the CDD should close a large breach across the FPL right-of-way (ROW) that is straining the wetland area. Mr. Krebs stated that Staff received a permit package from FPL and there would be extensive landscaping around its new facility. So far, only the sprinklers have been installed. Mr. Mitchell asked Mr. Stillwell to share any project engineer’s contact information with Mr. Krebs and Staff would investigate the breach in the wetland area.

**THIRD ORDER OF BUSINESS**

**Continued Discussion: School Parent Pick-up Overflow onto Parkway**

Mr. Adams reported the following:

- The school received the CDD’s letter and dispatched someone to observe the parent pickup overflow issues in the afternoons.
- Prior to the meeting, Mr. Adams spoke with Mr. David Newman, of the Lee County School District Safety and Security Office, and had positive dialogue about remedies to the overflow parking, staffing issues, funding and a letter that Mr. Newman sent to the Sheriff’s Department.
- Mr. Adams would provide the Board with a copy of the letter.

**FOURTH ORDER OF BUSINESS**

**Continued Discussion: Mustang Sub Station Landscaping**

Mr. Mitchell asked if landscaping the substation was in Pulte’s plan. Discussion ensued regarding landscaping quotes, the proposed FPL landscaping, additional gate installations and the landscaping timeline.

**FIFTH ORDER OF BUSINESS**

**Discussion: Installation of Signs Near the Lakes**

Mr. Mitchell stated there was no update about installation of signs near the lake. He would ask the Association to send a monthly e-blast warning residents of the dangers around the lakes and ponds rather than installing signage, as that would be more cost effective.

**SIXTH ORDER OF BUSINESS**

**Consideration of Swine Solutions Proposal for Feral Swine Removal**

Mr. Mitchell stated there was a lot of hog damage in the past month and noted that the Swine Solutions proposal was well-crafted.

Discussion ensued regarding the Swine Solutions proposal, splitting swine removal costs with other entities in the community, hog traps, the preserves and imposing special assessments. The Board consensus was that Staff would contact the other entities regarding participating in cost-sharing for swine removal services.

**On MOTION by Mr. Morash and seconded by Mr. Hagan, with all in favor, the Swine Solutions proposal and authorizing Staff to split the costs to include six entities, for three to four months during the dry season, was approved.**

**SEVENTH ORDER OF BUSINESS**

**Consideration of Carter Fence Company, Inc., Estimate #36567 for Second Gate**

Mr. Willis presented the \$400 Carter Fence Company Inc., Estimate #36567 for half of the panel. He discussed the project and stated Carter Fence would reimburse the CDD for the cost of the gate.

**EIGHTH ORDER OF BUSINESS**

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

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

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

**NINTH ORDER OF BUSINESS****Approval of November 4, 2021 Regular Meeting Minutes**

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

The following changes were made:

Line 26 and throughout: Change “Katy” to “Kathy”

Line 40: Change “Mitchell” to “Stark”

Line 51: Change “Asked” to “Mr. Adams asked”

Lines 135 and throughout: Change “Landsic” to “Lamsid”

Mr. Mitchell referred to Line 73 and noted that Board Members were supposed to receive copies of a letter to the Facilities Manager but they did not. Mr. Adams would provide the Board with the letter.

**On MOTION by Mr. Morash and seconded by Mr. Asfour, with all in favor, the November 4, 2021 Regular Meeting Minutes, as amended, were approved.**

**TENTH ORDER OF BUSINESS****Staff Reports****A. District Engineer: *Hole Montes***

Mr. Krebs reported the following:

- The South Florida Water Management District (SFWMD) notified staff of an extension to the existing permit.
- Staff was forwarded a link to the map amendment that the Developer applied for with the County requesting additional density and is currently reviewing it.

Discussion ensued regarding the density increase of 489 additional condominium units, changes in land use, the map amendment, zoning and Mr. Barraco.

- Staff would present a map at the next meeting.

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

- **Update: Timeline for Fence Installation in Portico**

Mr. Urbancic stated he conferred with Mr. Miars, who indicated that the fence installation at Portico is imminent and would commence within 30 to 60 days. Mr. Mitchell stated emergency access is to be constructed in the area and asked if Mr. Miars understood the urgency. Mr. Urbancic would ask for the fence installation to commence as soon as possible.

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

- **NEXT MEETING DATE: January 6, 2022 at 3:30 P.M.**
  - **QUORUM CHECK**

All Supervisors confirmed their attendance for the January 6, 2022 meeting.

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

- **Monthly Status Report – Field Operations**

Mr. Willis presented the December Field Operations Report and highlighted the following:

- The Cascades pipe inspections would commence on March 7, 2022.
- The decorative fence has been repaired.
- The pillar repairs were in progress.

Discussion ensued regarding the River Hall Fiber Optic program.

**ELEVENTH ORDER OF BUSINESS**

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

Mr. Stillwell discussed the current zoning in River Hall and how the stormwater system would be impacted by the pending new developments in the area.

Resident Paul Herbert voiced his opinion that Hampton Lakes residents should be alerted of the proposed additional construction and developments so they are not surprised. Mr. Mitchell gave a brief history of the evolution of the development project, the Board’s opposition and the eventual approval by the Planning Board and County Commissioners.

**TWELFTH ORDER OF BUSINESS**

**Supervisors’ Comments/Requests**

There were no Supervisors’ comments or requests.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

There being nothing further to discuss, the meeting adjourned.

**On MOTION by Mr. Mitchell and seconded by Mr. Morash, with all in favor, the meeting adjourned at 4:30 p.m.**

Cop SA  
Secretary/Assistant Secretary

James D. Smith  
Chair/Vice Chair