

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

The Board of Supervisors of the River Hall Community Development District held a Regular Meeting on January 6, 2022, 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
Greg Urbancic (via telephone)	District Counsel
Charlie Krebs	District Engineer
Grady Miars	Developer
Paul Herbert	Resident
Sally Shown	Resident – Hampton Lakes
Sandy Migliordi	Resident
Gary Stillwell	Nonresident

**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)**

There were no public comments.

▪ **Developer Update**

**This item was an addition to the agenda.**

Referencing slides, Mr. Miars discussed home appreciation, home sales, product types, security at the southwest corner, permitting, easements, the concept plan and density transfers

and undeveloped acreage. He provided construction updates on Phases 1 and 2, Parcels J, H, K and K2 and the Tiki Bar.

Mr. Miars stated at a future meeting he would request approval for the development of additional units in Hampton Lakes and an additional nine holes of golf. Mr. Mitchell voiced his skepticism that there would not be enough room for additional units and to expand the golf course in that area.

Mr. Miars responded to questions regarding available acreage, golf course size, the number of planned additional units, traffic flow, private access, a second access into the Country Club, the large lake to the left of Hole #9, Hampton Lakes buildout, permitting, Lee County, construction flexibility and the number of lots GreenePointe owns in the Country Club.

Mr. Mitchell voiced his opinion that construction flexibility benefits the Developer but could lead to uncertainty for future residents.

Resident Sally Shown asked about the dividing line between Hampton Lakes and River Hall and when access gates would be installed. Referencing an area map, Mr. Miars identified the dividing line and stated the crossing would be completed by the second quarter of 2022 and permanent barrier gates would be installed much later due to supply chain issues.

**THIRD ORDER OF BUSINESS**

**Continued Discussion: Mustang Sub Station Landscaping**

Mrs. Adams distributed Mr. Willis' report, which included an update on the Mustang Sub Station landscaping.

**FOURTH ORDER OF BUSINESS**

**Continued Discussion: Monthly Eblasts from HOA Regarding Pond/Lake Dangers**

Mr. Mitchell stated that he conferred with Mr. Raymond Juan regarding this agenda item and Mr. Juan would forward monthly eblasts to residents regarding the dangers in the lakes.

**FIFTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of November 30, 2021**

Mr. Adams presented the Unaudited Financial Statements as of November 30, 2021. Mrs. Adams answered a question regarding the holiday decoration invoices.

**On MOTION by Mr. Stark and seconded by Mr. Morash, with all in favor, the Unaudited Financial Statements as of November 30, 2021, were accepted.**

**SIXTH ORDER OF BUSINESS**

**Approval of December 9, 2021 Regular Meeting Minutes**

Mr. Mitchell presented the December 9, 2021 Regular Meeting Minutes. The following changes were made:

Line 142: Change “a highway” to “emergency access”

Line 164: Change “Mitchell” to “Asfour”

**On MOTION by Mr. Morash and seconded by Mr. Asfour, with all in favor, the December 9, 2021 Regular Meeting Minutes, as amended, were approved.**

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

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

- **Density Increase Map Amendment**
  - I. **Existing**
  - II. **Proposed**

Mr. Krebs reported the following:

- Approximately 150 units are slated for development. Staff examined the exhibits and the 489 units match up with the information in the legal description.
- The County questioned a change in the map amendment because the area is zoned as commercial; Mr. Miars and Barraco would have to resolve this matter with the County. In relation to land use, the Developer would have to update their exhibits.
- The Developer is currently attempting to increase the density at the entrance and move some of the density to their remaining undeveloped 300 acres.

- The County is requesting that the Developer correct certain errors in the report versus the exhibits. The County is also requesting additional information and would like to ensure that there is not a transfer of units from one area to another.
- Mr. Krebs expressed curiosity as to see what GreenPointe resubmits to the County and how the County accepts it.
- The map amendment is to change the underlying land use to increase density.
- The next step is to review zoning amendments in an attempt to change the density and gain a better idea of future construction planning and where to build the additional nine holes of golf.

Mr. Krebs responded to questions about increasing density, the zoning amendment and/or resolution, plats, obtaining a Development Order (DO) to build individual neighborhoods, the lakes, the concept plan, land use classifications, the second entrance and traffic control.

Discussion ensued regarding limiting access to a CDD-owned road, road privatization, the entry gate and the HOA.

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

- **Update: Fence Installation in Portico**

Mr. Urbancic stated temporary fencing was installed in Portico; permanent fencing would be installed later.

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

Mr. Adams reported the following:

- He had additional discussions with the Safety, Security and Emergency Management Director for the school district about parking on the Parkway.
- He contacted the construction department about improvements that were made and relayed the Board's suggestion of adding additional lanes around the school bus circle.
- The consensus was that the school district does not have the ability to add additional lanes around that school bus circle or next to the retention pond.
- Utilizing the third lane for staging to add additional capacity, was being worked on.

The Board and Staff discussed whether the CDD could prevent motorists from parking on the road, engaging the Sheriff to ticket violators, the possibility of the CDD proceeding with

the Chapter 120 rule-making process and whether it would be worth it for the CDD to go through the rule making process.

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

All Supervisors confirmed their attendance at the February 3, 2022 meeting.

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

There was no report.

**EIGHTH ORDER OF BUSINESS**

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

Nonresident Gary Stillwell stated he recently conferred with Mr. Miars about a tortoise issue on the golf course, the master concept plan, density transfers and current zoning requirements. He inquired about having the CDD inspect. Mr. Adams stated a property owner would request specific records and Staff would make arrangements to set up drop boxes and provide them to the property owner and digitally assist with the inspection.

Resident Sandy Migliordi asked about security protocols and voiced her opinion that outside traffic and ATVs in the community have increased.

Discussion ensued regarding gate installation, Jersey barriers, the Florida Power & Light (FPL) site and the substation. Mr. Krebs stated he was waiting for FPL to complete the substation and would look into having the Jersey barriers installed in early March.

**NINTH ORDER OF BUSINESS**

**Supervisors' Comments/Requests**

Mr. Stark suggested the Board consider having one, joint contract and share the hog removal services costs with Hampton Golf. Mrs. Adams stated Mr. Willis would follow up with Hampton Golf and provide an update at the next meeting.

**TENTH ORDER OF BUSINESS**

**Adjournment**

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

  
Secretary/Assistant Secretary

  
Chair/Vice Chair