

RIVER HALL

COMMUNITY DEVELOPMENT DISTRICT

February 3, 2022

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

January 27, 2022

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 February 3, 2022, 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. Developer Update
4. Continued Discussion: Mustang Sub Station Landscaping
5. Consideration of Resolution 2022-01, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Lee County Supervisor of Elections Begin Conducting the District's General Elections; Providing for Compensation; Setting for the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date
6. Continued Discussion: Shared Cost Agreement with Hampton Golf for Hog Removal Services
7. Acceptance of Unaudited Financial Statements as of December 31, 2021
8. Approval of January 6, 2022 Regular Meeting Minutes
9. Staff Reports
 - A. District Engineer: *Hole Montes*
 - B. District Counsel: *Coleman, Yovanovich & Koester*
 - Update: Fence Installation in Portico
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: March 3, 2022 at 3:30 P.M.

○ QUORUM CHECK

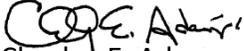
Paul Asfour	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Michael Morash	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Kenneth Mitchell	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input 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*

- 10. Public Comments: Non-Agenda Items *(3 minutes per speaker)*
- 11. Supervisors' Comments/Requests
- 12. 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: 229 774 8903

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2022-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVER HALL COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), FLORIDA STATUTES, AND REQUESTING THAT THE LEE COUNTY SUPERVISOR OF ELECTIONS BEGIN CONDUCTING THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FOR THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, the River Hall Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Lee County, Florida; and

WHEREAS, the Board of Supervisors of River Hall Community Development District ("Board") seeks to implement section 190.006(3), Florida Statutes, and to instruct the Lee County Supervisor of Elections ("Supervisor") to conduct the District's General Elections ("General Election").

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIVER HALL COMMUNITY DEVELOPMENT DISTRICT:

1. **GENERAL ELECTION SEATS.** Seat 4, currently held by Michael Hagen and Seat 5, currently held by Robert Stark, are scheduled for the General Election in November 2022. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Lee County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November, 2022, and for each subsequent General Election unless otherwise directed by the District's Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

7. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED THIS 3RD DAY OF FEBRUARY, 2022.

**RIVER HALL COMMUNITY DEVELOPMENT
DISTRICT**

CHAIR/VICE CHAIR, BOARD OF SUPERVISORS

ATTEST:

SECRETARY/ASSISTANT SECRETARY

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE
RIVER HALL COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the River Hall Community Development District will commence at noon on June 13, 2022, and close at noon on June 17, 2022. Candidates must qualify for the office of Supervisor with the Lee County Supervisor of Elections located at 2480 Thompson Street, Third Floor, Fort Myers, Florida 33901, (239) 533-8683. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Lee County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The River Hall Community Development District has two (2) seats up for election, specifically seats 4 and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 8, 2022, in the manner prescribed by law for general elections.

For additional information, please contact the Lee County Supervisor of Elections.

District Manager
River Hall Community Development District

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

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

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

	General Fund	Debt Service Fund Series 2011	Debt Service Fund Series 2020A	Debt Service Fund Series 2021	Capital Projects Fund Series 2011	Capital Projects Fund Series 2020A	Total Governmental Funds
ASSETS							
SunTrust	\$1,187,420	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,187,420
Investments							
SBA	5,278	-	-	-	-	-	5,278
Reserve A-1	-	1	206,926	75,461	-	-	282,388
Reserve A-2	-	-	-	412,557	-	-	412,557
Capitalized interest	-	-	6	-	-	-	6
Interest A-1	-	1	-	-	-	-	1
Revenue A-1	-	2,638	251,245	448,768	-	-	702,651
Revenue A-2	-	4,747	-	420,121	-	-	424,868
Prepayment A-2	-	26,323	-	-	-	-	26,323
Construction	-	-	-	-	8	625,090	625,098
Cost of issuance	-	-	-	14,666	-	-	14,666
Due from general fund	-	-	49,656	174,937	-	-	224,593
Due from capital projects fund	-	8	-	-	-	-	8
Due from other	928	-	-	-	-	-	928
Deposits	1,622	-	-	-	-	-	1,622
Total assets	<u>\$1,195,248</u>	<u>\$ 33,718</u>	<u>\$ 507,833</u>	<u>\$ 1,546,510</u>	<u>\$ 8</u>	<u>\$ 625,090</u>	<u>\$ 3,908,407</u>
LIABILITIES AND FUND BALANCES							
Liabilities:							
Due to debt service fund 2020A	49,656	-	-	-	-	-	49,656
Due to debt service fund - 2021A1	90,351	-	-	-	8	-	90,359
Due to debt service fund - 2021A2	84,586	-	-	-	-	-	84,586
Total liabilities	<u>224,593</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>8</u>	<u>-</u>	<u>224,601</u>
Fund balances:							
Nonspendable							
Prepaid and deposits	1,622	-	-	-	-	-	1,622
Restricted for:							
Debt service	-	33,718	507,833	1,546,510	-	-	2,088,061
Capital projects	-	-	-	-	-	625,090	625,090
Assigned to:							
Operating capital	145,000	-	-	-	-	-	145,000
Disaster recovery	250,000	-	-	-	-	-	250,000
Unassigned	574,033	-	-	-	-	-	574,033
Total fund balances	<u>970,655</u>	<u>33,718</u>	<u>507,833</u>	<u>1,546,510</u>	<u>-</u>	<u>625,090</u>	<u>3,683,806</u>
Total liabilities and fund balances	<u>\$ 1,195,248</u>	<u>\$ 33,718</u>	<u>\$ 507,833</u>	<u>\$ 1,546,510</u>	<u>\$ 8</u>	<u>\$ 625,090</u>	<u>\$ 3,908,407</u>

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll: net	\$ 335,962	\$ 420,687	\$ 584,451	72%
Assessment levy: off-roll	-	-	130,870	0%
Interest and miscellaneous	-	1	500	0%
Total revenues	<u>335,962</u>	<u>420,688</u>	<u>715,821</u>	59%
EXPENDITURES				
<i>Legislative</i>				
Supervisor	1,000	3,000	12,000	25%
<i>Financial & administrative</i>				
District management	3,750	11,250	45,000	25%
District engineer	1,628	5,633	25,000	23%
Trustee	-	-	7,100	0%
Tax collector/property appraiser	1,609	5,437	5,653	96%
Assessment roll prep	375	1,125	4,500	25%
Auditing services	-	-	3,300	0%
Arbitrage rebate calculation	-	-	650	0%
Public officials liability insurance	-	3,303	3,600	92%
Legal advertising	-	342	1,100	31%
Bank fees	-	-	350	0%
Dues, licenses & fees	-	175	175	100%
Postage	129	412	1,300	32%
ADA website compliance	-	-	210	0%
Website maintenance	-	-	705	0%
<i>Legal counsel</i>				
District counsel	-	2,695	12,000	22%
<i>Electric utility services</i>				
Utility services	805	1,564	9,000	17%
Street lights	121	238	2,000	12%
<i>Stormwater control</i>				
Fountain service repairs & maintenance	-	-	6,000	0%
Aquatic maintenance	11,870	35,610	160,000	22%
Lake/pond bank maintenance	-	-	5,000	0%
Stormwater system maintenance	-	2,400	40,000	6%

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

	Current Month	Year to Date	Budget	% of Budget
<i>Other physical environment</i>				
General liability insurance	-	4,247	4,400	97%
Property insurance	-	8,179	8,500	96%
Entry & walls maintenance	495	3,610	5,000	72%
Landscape maintenance	26,350	46,461	195,000	24%
Irrigation repairs & maintenance	-	-	2,500	0%
Landscape replacement plants, shrubs, trees	-	-	20,000	0%
Annual mulching	-	-	9,000	0%
Holiday decorations	-	5,500	12,000	46%
Clock tower maintenance	-	-	1,750	0%
Ornamental lighting & maintenance	-	-	1,000	0%
<i>Road & street facilities</i>				
Street/parking lot sweeping	650	650	750	87%
Street light/decorative light maintenance	-	-	4,000	0%
Roadway repair & maintenance	-	-	2,500	0%
Sidewalk repair & maintenance	1,450	1,450	1,500	97%
Street sign repair & replacement	-	-	1,500	0%
<i>Contingency</i>				
Miscellaneous contingency	-	-	50	0%
Total expenditures	<u>50,232</u>	<u>143,281</u>	<u>614,093</u>	23%
Excess/(deficiency) of revenues over/(under) expenditures	285,730	277,407	101,728	
Fund balances - beginning	684,925	693,248	673,643	
Assigned				
Operating capital	145,000	145,000	145,000	
Disaster recovery	250,000	250,000	250,000	
Unassigned	575,655	575,655	380,371	
Fund balances - ending	<u>\$ 970,655</u>	<u>\$ 970,655</u>	<u>\$ 775,371</u>	

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2011
FOR THE PERIOD ENDED DECEMBER 31, 2021**

	Current Month	Year To Date
REVENUES		
Interest	\$ -	\$ 5
Total revenues	-	5
EXPENDITURES		
Debt service	-	-
Total debt service	-	-
Excess/(deficiency) of revenues over/(under) expenditures	-	5
Fund balances - beginning	33,718	33,713
Fund balances - ending	\$ 33,718	\$ 33,718

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2020A
FOR THE PERIOD ENDED DECEMBER 31, 2021**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll	\$ 237,272	\$ 296,254	\$ 414,720	71%
Lot closings	-	4,631	-	N/A
Interest	2	4	-	N/A
Total revenues	<u>237,274</u>	<u>300,889</u>	<u>414,720</u>	73%
EXPENDITURES				
Debt service				
Principal	-	-	145,000	0%
Interest	-	134,293	268,588	50%
Total debt service	<u>-</u>	<u>134,293</u>	<u>413,588</u>	32%
Excess/(deficiency) of revenues over/(under) expenditures	237,274	166,596	1,132	
Fund balances - beginning	<u>270,559</u>	<u>341,237</u>	<u>341,030</u>	
Fund balances - ending	<u>\$ 507,833</u>	<u>\$ 507,833</u>	<u>\$ 342,162</u>	

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2021
FOR THE PERIOD ENDED DECEMBER 31, 2021**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll	\$ 835,901	\$ 1,043,695	\$ 1,461,048	71%
Special assessment: off-roll	-	-	118,652	0%
Interest	7	12	-	N/A
Total revenues	<u>835,908</u>	<u>1,043,707</u>	<u>1,579,700</u>	66%
EXPENDITURES				
Debt service				
Principal (A-1)	-	-	485,000	0%
Principal (A-2)	-	-	530,000	0%
Interest (A-1)	-	33,994	169,969	20%
Interest (A-2)	-	37,238	186,188	20%
Total debt service	<u>-</u>	<u>71,232</u>	<u>1,371,157</u>	5%
Other fees & charges				
Cost of issuance	-	38,000	-	N/A
Total other fees and charges	<u>-</u>	<u>38,000</u>	<u>-</u>	N/A
Total expenditures	<u>-</u>	<u>109,232</u>	<u>1,371,157</u>	8%
Excess/(deficiency) of revenues over/(under) expenditures	835,908	934,475	208,543	
Fund balances - beginning	710,602	612,035	559,241	
Fund balances - ending	<u>\$ 1,546,510</u>	<u>\$ 1,546,510</u>	<u>\$ 767,784</u>	

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2011
FOR THE PERIOD ENDED DECEMBER 31, 2021**

	Current Month	Year To Date
REVENUES	\$ -	\$ -
Total revenues	-	-
EXPENDITURES	-	-
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Fund balances - beginning	-	-
Fund balances - ending	\$ -	\$ -

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

	Current Month	Year To Date
REVENUES		
Interest	\$ 5	\$ 25
Total revenues	5	25
EXPENDITURES		
Construction in progress	-	1,834,185
Total expenditures	-	1,834,185
Excess/(deficiency) of revenues over/(under) expenditures	5	(1,834,160)
Fund balances - beginning	625,085	2,459,250
Fund balances - ending	\$ 625,090	\$ 625,090

River Hall Community Development District Check Detail December 2021

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	2380	12/07/2021	RIVER HALL CDD	101.001 · Suntrust-...		-2,189.09
				207.203 · Due to D...	-2,189.09	2,189.09
TOTAL					-2,189.09	2,189.09
Check	2381	12/07/2021	RIVER HALL CDD	101.001 · Suntrust-...		-3,983.14
				207.204 · Due to Se...	-3,983.14	3,983.14
TOTAL					-3,983.14	3,983.14
Check	2382	12/07/2021	RIVER HALL CDD	101.001 · Suntrust-...		-3,728.97
				207.205 · Due to Se...	-3,728.97	3,728.97
TOTAL					-3,728.97	3,728.97
Bill Pmt -Check	2383	12/07/2021	FPL	101.001 · Suntrust-...		-928.37
Bill	02979-06091 111821	12/06/2021		531.437 · Street Lig...	-122.75	122.75
Bill	82155-24268 111821	12/06/2021		531.431 · Utility Ser...	-805.62	805.62
TOTAL					-928.37	928.37
Bill Pmt -Check	2384	12/07/2021	GULFSCAPES LA...	101.001 · Suntrust-...		-26,350.00
Bill	28632	12/06/2021		539.464 · Landscap...	-26,350.00	26,350.00
TOTAL					-26,350.00	26,350.00
Bill Pmt -Check	2385	12/07/2021	WRATHELL, HUNT...	101.001 · Suntrust-...		-4,125.00
Bill	2021-0448	12/06/2021		512.311 · Managem...	-3,750.00	3,750.00
				513.310 · Assessm...	-375.00	375.00
TOTAL					-4,125.00	4,125.00
Check	2386	12/16/2021	RIVER HALL CDD	101.001 · Suntrust-...		-244,408.92
				207.203 · Due to D...	-244,408.92	244,408.92
TOTAL					-244,408.92	244,408.92

River Hall Community Development District
Check Detail
December 2021

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	2387	12/16/2021	RIVER HALL CDD	101.001 · Suntrust-...		-444,711.81
				207.204 · Due to Se...	-444,711.81	444,711.81
TOTAL					-444,711.81	444,711.81
Check	2388	12/16/2021	RIVER HALL CDD	101.001 · Suntrust-...		-416,333.93
				207.205 · Due to Se...	-416,333.93	416,333.93
TOTAL					-416,333.93	416,333.93
Check	2389	12/16/2021	PAUL ASFOUR	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	2390	12/16/2021	MICHAEL MORASH	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	2391	12/16/2021	KENNETH MITCHE...	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	2392	12/16/2021	MICHAEL F HAGEN	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	2393	12/16/2021	ROBERT STARK	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Bill Pmt -Check	2394	12/16/2021	COASTAL CONCR...	101.001 · Suntrust-...		-1,450.00

River Hall Community Development District
Check Detail
December 2021

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	2548	12/14/2021		539.463 · Sidewalk ...	-1,450.00	1,450.00
TOTAL					-1,450.00	1,450.00
Bill Pmt -Check	2395	12/16/2021	COLEMAN, YOVA...	101.001 · Suntrust-...		-805.00
Bill	16581-001M 12	09/30/2021		514.100 · Legal Fee...	-805.00	805.00
TOTAL					-805.00	805.00
Bill Pmt -Check	2396	12/16/2021	FEDEX	101.001 · Suntrust-...		-129.45
Bill	7-588-66265	12/14/2021		519.410 · Postage	-129.45	129.45
TOTAL					-129.45	129.45
Bill Pmt -Check	2397	12/16/2021	FLORIDA PAINTERS	101.001 · Suntrust-...		-495.00
Bill	21-278 River Hall St	12/14/2021		539.455 · Entry & ...	-495.00	495.00
TOTAL					-495.00	495.00
Bill Pmt -Check	2398	12/16/2021	HOLE MONTES	101.001 · Suntrust-...		-1,627.50
Bill	86989	12/14/2021		519.320 · Engineeri...	-1,627.50	1,627.50
TOTAL					-1,627.50	1,627.50
Bill Pmt -Check	2399	12/16/2021	SOLITUDE LAKE ...	101.001 · Suntrust-...		-11,870.00
Bill	PI-A00725171	12/14/2021		538.461 · Aquatic M...	-11,870.00	11,870.00
TOTAL					-11,870.00	11,870.00
Bill Pmt -Check	2400	12/16/2021	SWEEPERMAN O...	101.001 · Suntrust-...		-650.00
Bill	504rh	12/14/2021		541.460 · Street/Pa...	-650.00	650.00
TOTAL					-650.00	650.00



Electric Bill Statement

For: Oct 20, 2021 to Nov 18, 2021 (29 days)

Statement Date: Nov 18, 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

\$122.75

TOTAL AMOUNT YOU OWE

Dec 9, 2021

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	116.62
Payments received	-116.62
Balance before new charges	0.00
<hr/>	
Total new charges	122.75
Total amount you owe	\$122.75

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after February 10, 2022 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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5314029790609155722100000

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

\$122.75

TOTAL AMOUNT YOU OWE

Dec 9, 2021

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

BILL DETAILS

Amount of your last bill	116.62
Payment received - Thank you	-116.62
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)	\$72.52
Fuel: (\$0.028360 per kWh)	\$31.37
Electric service amount	114.50
Gross receipts tax	2.94
Franchise charge	5.31
Taxes and charges	8.25
Total new charges	\$122.75
Total amount you owe	\$122.75

METER SUMMARY

Meter reading - Meter KG85078. Next meter reading Dec 18, 2021.

Usage Type	Current	-	Previous	=	Usage
kWh used	00640		99534		1106

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Nov 18, 2021	Oct 20, 2021	Nov 18, 2020
kWh Used	1106	1044	1576
Service days	29	29	29
kWh/day	38	36	54
Amount	\$122.75	\$116.62	\$159.26

Stay connected

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[Download now >](#)

We're here to help

If you're experiencing hardship as a result of the coronavirus (COVID-19) and need help with your bill, there are resources available.

[Learn more >](#)

Help families in hardship

It's easier than ever to donate monthly to FPL Care To Share® through a round-up option on 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: Oct 20, 2021 to Nov 18, 2021 (29 days)

Statement Date: Nov 18, 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

\$805.62

TOTAL AMOUNT YOU OWE

Dec 9, 2021

NEW CHARGES DUE BY

Pay \$784.51 instead of \$805.62 by your due date. Enroll in FPL Budget Billing®. FPL.com/BB

ENERGY USAGE HISTORY



KEEP IN MIND

- Enroll now in FPL Budget Billing when you pay \$784.51 by your due date instead of \$805.62. Make your bills easier to manage with more predictable payments. Learn more at FPL.com/BB
- Payment received after February 10, 2022 is considered LATE; a late payment charge of 1% will apply.

531.431
001

BILL SUMMARY

Amount of your last bill	758.57
Payments received	-758.57
Balance before new charges	0.00
Total new charges	805.62
Total amount you owe	\$805.62

(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)



/ 27 78451 5314821552426812650800000

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 for ways to pay.

82155-24268	\$805.62	Dec 9, 2021	\$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED



Customer Name: RIVER HALL COMMUNITY DEVELOPMENT
Account Number: 82155-24268

BILL DETAILS

Amount of your last bill	758.57
Payment received - Thank you	-758.57
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Customer charge:	\$26.48
Non-fuel: (\$0.023540 per kWh)	\$221.21
Fuel: (\$0.028360 per kWh)	\$266.50
Demand: (\$11.30 per KW)	\$237.30
Electric service amount	751.49
Gross receipts tax	19.27
Franchise charge	34.86
Taxes and charges	54.13
Total new charges	\$805.62

Total amount you owe \$805.62

METER SUMMARY

Meter reading - Meter KCJ5863. Next meter reading Dec 18, 2021.

Usage Type	Current	-	Previous	=	Usage
kWh used	73837		64440		9397
Demand KW	20.62				21

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Nov 18, 2021	Oct 20, 2021	Nov 18, 2020
kWh Used	9397	8756	8668
Service days	29	29	29
kWh/day	324	301	298
Amount	\$805.62	\$758.57	\$824.61

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[Learn more >](#)

Help families in hardship

It's easier than ever to donate monthly to FPL Care To Share® through a round-up option on 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.

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

Invoice 28632



BILL TO

River Hall CDD
c/o Wrathel, Hart, Hunt & Associates, LLC
9220 Bonita Beach Rd., #214
Bonita Springs, FL 34135

539.464
001

DATE 11/30/2021	PLEASE PAY \$26,350.00	DUE DATE 12/30/2021
--------------------	----------------------------------	------------------------

DESCRIPTION	AMOUNT
Monthly Landscape Maintenance for November 2021	16,450.00
Palm Trimming for November 2021	9,900.00

OK
CA
TOTAL DUE **\$26,350.00**

THANK YOU.

2,333.⁰⁰
2,333.⁰⁰
2,333.⁰⁰

6,999.⁰⁰
Pine Straw
NOT YET
Applied

2,611-
2,332

6,179.⁰⁰
Product

Landscape
Maint.

Wrathell, Hunt & Associates, LLC

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

Invoice

Date	Invoice #
12/1/2021	2021-0448

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>		Total \$4,125.00

Coastal Concrete Products, LLC
 7742 Alico Road
 Fort Myers, FL 33912

Date	Invoice #
12/7/2021	2548

Bill To
River Hall CDD Attn: Cleo Adams 9220 Bonita Beach Rd Ste 214 Bonita Springs, FL 34135

Terms	Due Date	Rep	Project
Due upon Receipt	12/7/2021	TJW	River Hall Entrance

Description	Amount
Project: River Hall Entrance-Repair	
Labor and material to replace seven (7) precast concrete ranch rails	1,450.00
<i>Sidewalk Repair/Maint.</i>	<i>OK CA</i>

Thank you for your business.

Phone #	Fax #
2392084079	239-334-1399

Total	\$1,450.00
Payments/Credits	\$0.00
Balance Due	\$1,450.00

Coleman, Yovanovich & Koester, P.A.
Northern Trust Bank Building
4001 Tamiami Trail North, Suite 300
Naples, Florida 34103-3556
Telephone: (239) 435-3535
Fax: (239) 435-1218

River Hall CDD
Wrathell, Hunt & Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton FL 33431

Page: 1
April 20, 2021
File No: 16581-001M
Statement No: 12

Attn: Debbie Tudor

Gen Rep

Previous Balance \$2,730.50

Fees

03/01/2021	GLU	Exchange email correspondence with Supervisor Stark and Chuck Adams on ownership issue; Review questions	140.00
03/04/2021	GLU	Review agenda for Board of Supervisors meeting; Participation in Board of Supervisors meeting	525.00
03/15/2021	GLU	Review and respond to email correspondence from Supervisor Stark on ATV access	140.00
		Professional Fees through 04/20/2021	805.00
		Total Current Work	805.00

Payments

Total Payments Through 04/20/2021 -2,730.50

Balance Due (includes previous balance, if any) \$805.00



Invoice Number 7-588-66265	Invoice Date Dec 06, 2021	Account Number [REDACTED]	Page 1 of 5
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FedEx Tax ID: 71-0427007

Billing Address:

RIVER HALL CDD
2300 GLADES RD STE 100E
STE 100 STE 410W
BOCA RATON FL 33431-8536

Shipping Address:

RIVER HALL CDD
2300 GLADES RD STE 100E
BOCA RATON FL 33431-8536

Invoice Questions?

Contact FedEx Revenue Services

Phone: 800.645.9424
M-F 7-5 (CST)
Internet: fedex.com/usgovt

Invoice Summary

FedEx Express Services			519.410
Total Charges	USD	\$129.45	001
TOTAL THIS INVOICE	USD	\$129.45	

Other discounts may apply.

To pay your FedEx invoice, please go to www.fedex.com/payment. Thank you for using FedEx.



Detailed descriptions of surcharges can be located at fedex.com

To ensure proper credit, please return this portion with your payment to FedEx. Please do not staple or fold. Please make check payable to FedEx.

Invoice Number 7-588-66265	Invoice Amount USD \$129.45	Account Number [REDACTED]
--------------------------------------	---------------------------------------	-------------------------------------

Remittance Advice

Your payment is due by Jan 20, 2022

75886626550000129452756302515900000000000000001294520



RIVER HALL CDD
2300 GLADES RD STE 100E
STE 100 STE 410W
BOCA RATON FL 33431-8536

FedEx
P.O. Box 371461
Pittsburgh PA 15250-7461



Invoice Number 7-588-66265	Invoice Date Dec 06, 2021	Account Number [REDACTED]	Page 3 of 5
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Ship Date: Dec 02, 2021 **Cust. Ref.:** RHCDD 12/09/21 Agenda **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 9.25% to this shipment.
Distance Based Pricing, Zone 2

Automation	INET	Sender	Recipient	
Tracking ID	775377548266	Zachary Kaye	Gregory Urbancic, Esq.	
Service Type	FedEx Standard Overnight	WHA	Goodlette, Coleman & Johnson	
Package Type	FedEx Pak	2300 Glades Rd	4001 TAMIAMI TRL N STE 300	
Zone	02	BOCA RATON FL 33431 US	NAPLES FL 34103 US	
Packages	1			
Rated Weight	2.0 lbs, 0.9 kgs			
Delivered	Dec 03, 2021 09:40			
Svc Area	A4	Transportation Charge		7.26
Signed by	K.STEVENSON	Fuel Surcharge		0.51
FedEx Use	000000000/150889/	Total Charge	USD	\$7.77

Ship Date: Dec 02, 2021 **Cust. Ref.:** RHCDD 12/09/21 Agenda **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 9.25% to this shipment.
Distance Based Pricing, Zone 2

Automation	INET	Sender	Recipient	
Tracking ID	775377548509	Zachary Kaye	Charlie Krebs	
Service Type	FedEx Standard Overnight	WHA	Hole Montes & Associates, Inc.	
Package Type	FedEx Pak	2300 Glades Rd	6200 WHISKEY CREEK DR	
Zone	02	BOCA RATON FL 33431 US	FORT MYERS FL 33919 US	
Packages	1			
Rated Weight	2.0 lbs, 0.9 kgs			
Delivered	Dec 03, 2021 14:04			
Svc Area	A1	Transportation Charge		7.26
Signed by	D.PAYNE	Fuel Surcharge		0.51
FedEx Use	000000000/150889/	Total Charge	USD	\$7.77

Ship Date: Dec 02, 2021 **Cust. Ref.:** RHCDD 12/09/21 Agenda **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 9.25% to this shipment.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address Release Authorized

Automation	INET	Sender	Recipient	
Tracking ID	775377548601	Zachary Kaye	Michael G. Morash	
Service Type	FedEx Standard Overnight	WHA	River Hall CDD	
Package Type	FedEx Pak	2300 Glades Rd	16044 Herons View Drive	
Zone	02	BOCA RATON FL 33431 US	ALVA FL 33920 US	
Packages	1			
Rated Weight	2.0 lbs, 0.9 kgs	Transportation Charge		7.26
Delivered	Dec 03, 2021 10:22	Fuel Surcharge		1.14
Svc Area	A5	Residential Delivery		4.65
Signed by	see above	DAS Resi		4.40
FedEx Use	000000000/150889/02	Total Charge	USD	\$17.45

Ship Date: Dec 02, 2021 **Cust. Ref.:** RHCDD 12/09/21 Agenda **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 9.25% to this shipment.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address Release Authorized

Automation	INET	Sender	Recipient	
Tracking ID	775377549045	Zachary Kaye	Michael Hagen	
Service Type	FedEx Standard Overnight	WHA	3365 CHESTNUT GROVE DR	
Package Type	FedEx Pak	2300 Glades Rd	ALVA FL 33920 US	
Zone	02	BOCA RATON FL 33431 US		
Packages	1			
Rated Weight	2.0 lbs, 0.9 kgs	Transportation Charge		7.26
Delivered	Dec 03, 2021 10:28	Fuel Surcharge		1.14
Svc Area	A5	Residential Delivery		4.65
Signed by	see above	DAS Resi		4.40
FedEx Use	000000000/150889/02	Total Charge	USD	\$17.45



Invoice Number 7-588-66265	Invoice Date Dec 06, 2021	Account Number [REDACTED]	Page 4 of 5
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Ship Date: Dec 02, 2021 **Cust. Ref.:** RHCDD 12/09/21 Agenda **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 9.25% to this shipment.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address Release Authorized

Automation	INET	Sender	Recipient	
Tracking ID	775377549365	Zachary Kaye	Paul D. Asfour	
Service Type	FedEx Standard Overnight	WHA	River Hall CDD	
Package Type	FedEx Pak	2300 Glades Rd	17131 Easy Stream Court	
Zone	02	BOCA RATON FL 33431 US	ALVA FL 33920 US	
Packages	1			
Rated Weight	2.0 lbs, 0.9 kgs	Transportation Charge		7.26
Delivered	Dec 03, 2021 10:37	Fuel Surcharge		1.14
Svc Area	A5	Residential Delivery		4.65
Signed by	see above	DAS Resi		4.40
FedEx Use	000000000/150889/02	Total Charge	USD	\$17.45

Ship Date: Dec 02, 2021 **Cust. Ref.:** RHCDD 12/09/21 Agenda **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 9.25% to this shipment.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address Release Authorized

Automation	INET	Sender	Recipient	
Tracking ID	775377549479	Zachary Kaye	KENNETH MITCHELL	
Service Type	FedEx Standard Overnight	WHA	3380 CHESTNUT GROVE DR	
Package Type	FedEx Pak	2300 Glades Rd	ALVA FL 33920 US	
Zone	02	BOCA RATON FL 33431 US		
Packages	1			
Rated Weight	2.0 lbs, 0.9 kgs	Transportation Charge		7.26
Delivered	Dec 03, 2021 10:30	Fuel Surcharge		1.14
Svc Area	A5	Residential Delivery		4.65
Signed by	see above	DAS Resi		4.40
FedEx Use	000000000/150889/02	Total Charge	USD	\$17.45

Ship Date: Dec 02, 2021 **Cust. Ref.:** RHCDD 12/09/21 Agenda **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 9.25% to this shipment.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address Release Authorized

Automation	INET	Sender	Recipient	
Tracking ID	775377550049	Zachary Kaye	Robert Stark	
Service Type	FedEx Standard Overnight	WHA	River Hall CDD	
Package Type	FedEx Pak	2300 Glades Rd	17275 Walnut Run Drive	
Zone	02	BOCA RATON FL 33431 US	ALVA FL 33920 US	
Packages	1			
Rated Weight	2.0 lbs, 0.9 kgs	Transportation Charge		7.26
Delivered	Dec 03, 2021 10:42	Fuel Surcharge		1.14
Svc Area	A5	Residential Delivery		4.65
Signed by	see above	DAS Resi		4.40
FedEx Use	000000000/150889/02	Total Charge	USD	\$17.45

Ship Date: Dec 02, 2021 **Cust. Ref.:** RHCDD 12/09/21 Agenda **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 9.25% to this shipment.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address Release Authorized

Automation	INET	Sender	Recipient	
Tracking ID	775377618299	Zachary Kaye	Chuck Adams-Cleo Adams	
Service Type	FedEx Standard Overnight	WHA	1400 HARBOR VIEW DR	
Package Type	FedEx Box	2300 Glades Rd	NORTH FORT MYERS FL 33917 US	
Zone	02	BOCA RATON FL 33431 US		
Packages	1			
Rated Weight	6.0 lbs, 2.7 kgs	Transportation Charge		8.36
Delivered	Dec 03, 2021 15:26			

Continued on next page



Invoice Number	Invoice Date	Account Number	Page
7-588-66265	Dec 06, 2021	[REDACTED]	5 of 5

Tracking ID: 775377618299 continued

Svc Area	A3	Fuel Surcharge		0.91
Signed by	see above	Residential Delivery		4.65
FedEx Use	000000000/150913/02	Total Charge	USD	\$13.92
Third Party Subtotal			USD	\$129.45
Total FedEx Express			USD	\$129.45

Florida Painters of Lee County, Inc.
 240 Rose Street
 North Fort Myers FL 33903-3721
 239-997-2133



Invoice

Invoice #: 21-278 River Hall Stc
 Invoice Date: 11/30/2021
 Due Date: 12/14/2021

Billed To: River Hall CDD
 9220 Bonita Beach Rd. #214
 Bonita Springs FL 33917

Job Location: River Hall Stone Repair 2021
 River Hall Parkway
 Alva FL 33920

Description of Work	Current Contract	Previous Billed	Total Complete	Balance to Bill	Current Billed
Two Repairs	495.00	0.00	495.00	0.00	495.00
Totals:	495.00		495.00	0.00	495.00

539.455
 001

*General Fused
 Entry & Walls Maintenance*

[Handwritten Signature]
 [Circled Signature]

Amount Due for This Invoice: \$495.00

WE DO ACCEPT VISA & MASTER CARD - HOWEVER, THERE IS A 3% CHARGE TO COVER FEES ON ALL TRANSACTIONS

Thank you for your business!

TERMS: Interest at 1.5% (18%ann.) will be added from the due date until paid. If litigation occurs, collection, attorney fees & court cost will be added.



November 30, 2021
Invoice No. 86989
 Project No. 2015012

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

519.320
 001

River Hall CDD

For Services Rendered From November 1, 2021 to November 30, 2021

Attend Board Meeting, correspondence with Carter Fence on status of completing fence installation, request files from Carl B for new neighborhoods, review MUTCD on "No Parking" signs along parkway, review zoning map request from developer, forward SFWMD permit extension approval to Chuck A., correspondence with Jeff P on requisitions paid and new improvements that have come online.

	Hours	Rate	Amount
Z-General Services			
Engineer VI	10.50	155.00	\$1,627.50
Subtotal	10.50		\$1,627.50
	10.50		\$1,627.50
Total Amount Due This Invoice			\$1,627.50

1.5% Late Fee will be applied to balances remaining after 60 days.



INVOICE

Invoice Number: PI-A00725171
Invoice Date: 12/01/21
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

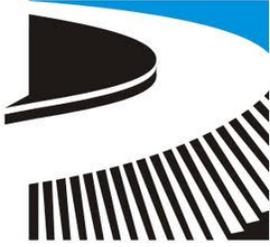
CUSTOMER ID	CUSTOMER PO	Payment Terms	
R0194		Net 30	
Sales Rep ID	Shipment Method	Ship Date	Due Date
Jeff Moding			12/31/21

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR11734 12/01/21 - 12/31/21 Wetlands Management Services		4,854.00	4,854.00
1	Lake & Pond Management Services SVR11792 12/01/21 - 12/31/21 Lake & Pond Management Services		6,966.00	6,966.00
1	Lake & Pond Management Services SVR11793 12/01/21 - 12/31/21 Fountain Maintenance Services		50.00	50.00

PLEASE REMIT PAYMENT TO:

1320 Brookwood Drive, Suite H
 Little Rock, AR 72202

Subtotal	11,870.00
Sales Tax	0.00
Total Invoice	11,870.00
Payment Received	0.00
TOTAL	11,870.00



Sweeper Man of SW Florida

4567 San Antonio Ln
Bonita Springs, FL 34134
239-980-1069
armorelli1@gmail.com

BILL TO

Cleo Crismond
River Hall CDD
9220 Bonita Beach Road
Suite #214
Bonita Springs, FL 34135

INVOICE

DATE 12/12/2021 **TERMS** Net 30

DUE DATE 01/11/2022

INVOICE NO.

504RH

DATE	ACTIVITY	QTY	RATE	AMOUNT
12/09/2021	Sweeping Services Location: River Hall Street Sweeping of Rival Hall Main Boulevard. Removed all garbage, dirt, and debris from gutters.	1	650.00	650.00 <i>Handwritten signature</i>

Thank you for your business!

541.460
001

TOTAL DUE

\$650.00

Road & Street Facilities
Street/parking lot sweeping

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

8

DRAFT

**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 Migliardi	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

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

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

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

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

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

56

57 **THIRD ORDER OF BUSINESS**

**Continued Discussion: Mustang Sub
Station Landscaping**

58
59

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

62

63 **FOURTH ORDER OF BUSINESS**

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

64
65

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

68

69 **FIFTH ORDER OF BUSINESS**

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

70
71

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

74

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

77

78

79 **SIXTH ORDER OF BUSINESS**

Approval of December 9, 2021 Regular Meeting Minutes

80

81

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

84 Line 142: Change "a highway" to "emergency access"

85 Line 164: Change "Mitchell" to "Asfour"

86

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

89

90

91 **SEVENTH ORDER OF BUSINESS**

Staff Reports

92

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

94 • **Density Increase Map Amendment**

95 **I. Existing**

96 **II. Proposed**

97 Mr. Krebs reported the following:

98 ➤ Approximately 150 units are slated for development. Staff examined the exhibits and
99 the 489 units match up with the information in the legal description.

100 ➤ The County questioned a change in the map amendment because the area is zoned as
101 commercial; Mr. Miars and Barraco would have to resolve this matter with the County. In
102 relation to land use, the Developer would have to update their exhibits.

103 ➤ The Developer is currently attempting to increase the density at the entrance and move
104 some of the density to their remaining undeveloped 300 acres.

105 ➤ The County is requesting that the Developer correct certain errors in the report versus
106 the exhibits. The County is also requesting additional information and would like to ensure that
107 there is not a transfer of units from one area to another.

108 ➤ Mr. Krebs expressed curiosity as to see what GreenPointe resubmits to the County and
109 how the County accepts it.

110 ➤ The map amendment is to change the underlying land use to increase density.

111 ➤ The next step is to review zoning amendments in an attempt to change the density and
112 gain a better idea of future construction planning and where to build the additional nine holes
113 of golf.

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

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

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

121 • **Update: Fence Installation in Portico**

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

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

125 Mr. Adams reported the following:

126 ➤ He had additional discussions with the Safety, Security and Emergency Management
127 Director for the school district about parking on the Parkway.

128 ➤ He contacted the construction department about improvements that were made and
129 relayed the Board's suggestion of adding additional lanes around the school bus circle.

130 ➤ The consensus was that the school district does not have the ability to add additional
131 lanes around that school bus circle or next to the retention pond.

132 ➤ Utilizing the third lane for staging to add additional capacity, was being worked on.

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

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

137 • **NEXT MEETING DATE: February 3, 2022 at 3:30 P.M.**

138 ○ **QUORUM CHECK**

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

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

141 There was no report.

142

143 **EIGHTH ORDER OF BUSINESS**

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

144

145

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

151 Resident Sandra Migliardi asked about security protocols and voiced her opinion that
152 outside traffic and ATVs in the community have increased.

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

156

157 **NINTH ORDER OF BUSINESS**

Supervisors' Comments/Requests

158

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

162

163 **TENTH ORDER OF BUSINESS**

Adjournment

164

165

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

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169
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Secretary/Assistant Secretary

Chair/Vice Chair

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

9C

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

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 7, 2021	Regular Meeting	3:30 PM
November 4, 2021	Regular Meeting	3:30 PM
December 2, 2021 <i>rescheduled to December 9, 2021</i>	Regular Meeting	3:30 PM
December 9, 2021	Regular Meeting	3:30 PM
January 6, 2022	Regular Meeting	3:30 PM
February 3, 2022	Regular Meeting	3:30 PM
March 3, 2022	Regular Meeting	3:30 PM
April 7, 2022	Regular Meeting	3:30 PM
May 5, 2022	Regular Meeting	3:30 PM
June 2, 2022	Regular Meeting	3:30 PM
July 7, 2022	Regular Meeting	3:30 PM
August 4, 2022	Public Hearing & Regular Meeting	3:30 PM
September 1, 2022	Regular Meeting	3:30 PM

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

9D



Wrathell, Hunt and Associates, LLC

TO: River Hall CDD Board of Supervisors
FROM: Shane Willis – Operations Manager
DATE: February 3, 2022
SUBJECT: Status Report – Field Operations

Landscape Activities:

- **FPL Easement Bush hogging Program:** As previously indicated, the FPL Easement was bushhogged the first 2 weeks of November and is scheduled for the month of April. Exact dates not yet received.
Note: Current contract expires April 30th. New contract agreement has been sent out to the vendor for execution.

Drainage Ditch Mowing:

- Drainage ditches were mowed and sprayed during the first week of December and will continue bi-monthly through the month of March.
- Application of Grub control has been applied for Hog activity.
- FPL Buffer: Installed the week January 17, 2022 Change Order provided by Gulfscapes for on-going maintenance \$250.00 per month. Increasing the current contract from \$190,387 per year to \$192,387.
- **Pinestraw Project:** Our annual installation project continues to be delayed. The contractor has indicated that we are still two to four weeks out on this project.
- **Note:** Landowners of the Pine Trees are selling the trees for wood, as the price has significantly gone up (as well all know) – supply/demand. Additionally, labors are getting higher paying jobs, so help is hard to find.
- Palm pruning was completed November 29th. Hardwood trimming will be completed by the end of January.
- Staff conducted a landscape tour with Chuck Tenley (Gulfscapes) on December 21st, phase 4 plant replacement proposal to include R/R of, for \$15,722.50.

Swine Solutions: The first trap & cameras were installed on 1.20.22. in the preserve near the front gate.

Storm Drain/Pipe Cleanout: MRI will provide the inspection schedule the first week of February and I will bring a copy to the next meeting.

Note: The last storm drain/pipe cleanout of River Hall was completed in 2018 at which time the District placed on a three-year cycle. Cascades inspections are is scheduled to commence during the month of March.

Bank Restoration Projects:

- **Lake 3-5B:** As previously discussed, a letter was sent to the resident, however Staff did not receive a response. Staff will be reviewing in the next few weeks to determine if the observations have been resolved. (3376 Chestnut Grove Drive). An update will be provided at the next meeting.

Holiday Decorating: Staff is currently sourcing other decoration providers for this year's holiday season.

Entry Decorative Pillar: As previously discussed, Staff is in the process of obtaining a contractor that can make the required repairs. No further updates at this time.