

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

The Board of Supervisors of the River Hall Community Development District held 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.

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 (via telephone)	Assistant District Manager
Shane Willis	Operations Manager
Greg Urbancic (via telephone)	District Counsel
Charlie Krebs	District Engineer
Sally Shown	Hampton Lakes Resident
Andy Kasl	Hampton Lakes Resident
Randy Brandishleeter	Hampton Lakes Resident
Sheryl Mann	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 3:31 p.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments (3 minutes per speaker)

Resident Sally Shown recalled a public notice in the local paper regarding a River Hall rezoning meeting scheduled for Wednesday, February 9, 2022 at 6:00 p.m., at the Amenity Center and voiced her opinion that residents should attend. She noted that the Developers want to amend future land use maps to increase the suburban and outlying suburban destinations, decrease the sub outlying suburban and rural destination and also rezone to add

489 dwelling units on 10 acres. She discussed the River Hall Map Amendment, the River Hall Administrative Amendment and a Development Order for the South Crossing.

Resident Randy Brandishleeter asked for the Board’s thoughts and concerns regarding the proposed rezoning. He stated that additional rezoning meetings would likely be scheduled, depending on how many individuals attend the February 9, 2022 meeting.

Discussion ensued regarding previous rezoning proposals, the number of additional homes/units slated for construction in River Hall, the proposed development area, the greenspace, Parcels H, C and Z in Hampton Lakes, the Declaration and the golf course expansion.

Resident Andy Kasl asked for an update on the unfinished fence on the Portico side, south of Hampton Boulevard, and inquired about whether the Board is aware of the gate on the southern end of the fence that connects to East Hampton Circle. Mr. Krebs stated there was no update other than the Developer previously ordered a permanent fence. Mr. Mitchell stated the Board is aware of the connecting gate and that the Cascades installed a gate in the north part of Portico. Discussion ensued regarding needing a gate on the south end, trespassers and golf carts wandering over the berm, random individuals checking on the ponds, an emergency gate with bollards, Lennar and GreenPointe and reporting trespassers to a certain Sheriff’s Department officer. Mrs. Adams stated the Lee County Sheriff’s Officers’ name is John Seadudo, who can be reached at 239-887-8015 or jseadudo@sheriffleefl.org

THIRD ORDER OF BUSINESS

Developer Update

Mr. Adams stated Mr. Miars was not in attendance today and urged the Board Members to email their questions to him.

FOURTH ORDER OF BUSINESS

Continued Discussion: Mustang Sub Station Landscaping

Mr. Willis reported the following:

- He recently conferred with David, from Pulte Homes, and Pulte was unhappy with the appearance of the buffer and is willing to fund installation of additional shrubs and trees to add more height to the buffer.

➤ GulfScapes submitted a Change Order to the maintenance agreement. The cost would be \$2,000 to service the landscape buffer for a total of eight months.

Mr. Stark stated Florida Power & Light (FPL) would be installing a gate across Hickey Creek Road on the north side of the right-of-way (ROW), a fence on the north side and a fence on the east side, from Hickey Creek Road down to the berm at the southern point. The fence along the ROW would be backed with the existing jersey barriers to deter loitering.

Discussion ensued regarding closing off the eastern leg of the easement, jersey barriers, curtailing traffic issues and the landscape buffer area. Asked who is responsible for maintaining the berm, Mr. Adams stated the CDD is responsible and Staff would obtain a proposal. Mr. Asfour motioned to ratify the GulfScapes Change Order contract price from \$190,387 to \$192,287.

On MOTION by Mr. Asfour and seconded by Mr. Mitchell, with all in favor, the GulfScapes Change Order increasing the contract price by \$2,000, from \$190,387 to \$192,387, for Mustang Sub Station maintenance, was ratified.

Mrs. Adams stated it is also necessary to approve an increase to the GulfScapes contract price for the second year, which expires September 30, 2023, by \$2,000, bringing the amount to \$193,287.

On MOTION by Mr. Mitchell and seconded by Mr. Asfour, with all in favor, increasing the GulfScapes second year contract price by \$2,000, bringing the amount to \$193,387, was approved.

FIFTH ORDER OF BUSINESS

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

Mr. Mitchell presented Resolution 2022-01 and read the title. As only two Seats will be up for election at the November 2022 General Election, the Notice of Qualifying Period for Candidates for the Board of Supervisors, attached to the Resolution, would be updated to change “three (3) seats” to “two (2) seats”.

On MOTION by Mr. Asfour and seconded by Mr. Morash, with all in favor, Resolution 2022-01, as amended, 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, as amended, was adopted.

SIXTH ORDER OF BUSINESS

Continued Discussion: Shared Cost Agreement with Hampton Golf for Hog Removal

Mr. Willis reported the following:

- He conferred with Jim, of Hampton Golf (HG), a few weeks ago.
- His concerns were that he already utilized a vendor and was afraid that the CDD would price him out of it, he would lose his person and not be able to afford the CDD’S option.
- HG wants to make sure that the CDD is contracted and would receive the services that they previously paid for, with traps set on the golf course and in the preserves.

Mr. Mitchell stated he would like a Board Member to coordinate with the HOA and Association Managers to reach an agreement on the hog removal issue. Mr. Adams recalled that, at the previous meeting, it was proposed that the CDD only enter into an agreement with HG because the CDD already represents and collects assessments from the other parties, through annual assessments, and there is no reason for those entities to compensate the CDD.

Discussion ensued regarding forwarding notices to HG, Hampton Lakes, Cascades and Ashton Oaks regarding cost-sharing the hog removal contract. Mr. Willis would coordinate with Mr. Hagan on this effort and provide an update at the next meeting.

On MOTION by Mr. Asfour and seconded by Mr. Morash, with all in favor, coordinating with the HOAs and Hampton Golf to enter into a cost-sharing agreement to split the hog removal costs for a six-month period and authorizing Mr. Hagan to work with Mr. Willis on this project, was approved.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of December 31, 2021

Mr. Adams presented the Unaudited Financial Statements as of December 31, 2021.

Mrs. Adams stated two items that would be carried out in Fiscal Year 2022 that are not in the budget are bushhogging, for \$11,650, and the hog trapper, at a cost of \$1,650 per month.

Mr. Adams stated the budget was created with an increase to fund balance of \$101,000 so there are sufficient funds to complete those two projects.

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

EIGHTH ORDER OF BUSINESS

Approval of January 6, 2022 Regular Meeting Minutes

Mr. Mitchell presented the January 6, 2022 Regular Meeting Minutes. The following changes were made:

Line 25 and throughout: Change “Migliardi” to “Migliori”

Line 66: Change “Mr. Stark” to “Mr. Mitchell”

On MOTION by Mr. Morash and seconded by Mr. Mitchell, with all in favor, the January 6, 2022 Regular Meeting Minutes, as amended, were approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Engineer: *Hole Montes*

Mr. Krebs reported the following:

- The fire station filed a permit request with the South Florida Water Management District (SFWMD).

➤ During the monthly Lee County NPDES meeting, it was noted that a resident installed a pet septic system in their backyard. Mr. Krebs inspected the property and recommended removal of the system. Mrs. Adams sent a letter to the resident with the District Engineer's recommendation and has yet to receive a response.

➤ A control structure needs to be monitored because the concrete is starting to crack.

Ms. Shown voiced her opinion that if every resident placed a septic tank bucket in their backyards, the CDD would then have an issue with waste. Mr. Krebs stated, unless the tanks are in an area that the CDD maintains, it is not an issue.

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

• **Update: Fence Installation in Portico**

Mr. Urbancic discussed two bills from this Florida Legislative session that he is monitoring; he would continue monitoring the bills and provide an update at the next meeting.

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

Mr. Adams stated that he attended a follow up meeting with three River Hall Elementary representatives regarding traffic stacking onto the Parkway during parent pickup. The group discussed increased traffic at the school, the mask mandate, busing issues, on-site improvements, restrictions related to the three lanes of traffic and adding a 16.5'-wide deceleration lane for stacking traffic off the two travel lanes. Mr. Adams would confer with Mr. Krebs regarding the options considered, report to the group and visit the site again.

The Board and Staff discussed the options, utility lines, excess land, future school expansion, the bike path, easement and engaging law enforcement to issue parking tickets.

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

○ **QUORUM CHECK**

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

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

Mr. Willis reported the following:

➤ Bushhogging: An estimate would be presented at the next meeting.

➤ Holiday Lighting: The vendor solved the labor issues and re-committed for the next holiday decorating season. Proposals for entry decorative pillars and concrete face plates are pending.

Mrs. Adams stated that the MRI pipe inspection project in the Cascades would commence next week.

TENTH ORDER OF BUSINESS

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

There were no public comments.

ELEVENTH ORDER OF BUSINESS

Supervisors' Comments/Requests

A Board Member recapped that the Developer rezoning meeting was scheduled for February 9, 2022 and Mr. Willis would coordinate with Mr. Hagen regarding cost-sharing hog removal costs.

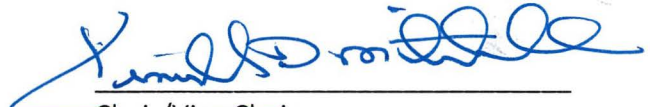
TWELFTH ORDER OF BUSINESS

Adjournment

<p>On MOTION by Mr. Morash and seconded by Mr. Asfour, with all in favor, the meeting adjourned at 4:54 p.m.</p>

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair