

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

The Board of Supervisors of the River Hall Community Development District held a Regular Meeting on May 5, 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
Shane Willis	Operations Manager
Greg Urbancic (via telephone)	District Counsel
Charlie Krebs	District Engineer
Karen Asfour	Resident
Robert Rewis	Assistant Fire Chief

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.

THIRD ORDER OF BUSINESS

Developer Update

There was no update.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2022-03,
Designating Dates, Times and Locations for**

Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date

Mr. Mitchell presented Resolution 2022-03.

On MOTION by Mr. Stark and seconded by Mr. Morash, with all in favor, Resolution 2022-03, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Carter Fence, Inc., Estimates for Boundary Fence

- A. #39532 – Aluminum [\$80,950.00]**
- B. #39534 – Chain Link [\$40,950.00]**

Mr. Mitchell stated that Grady Miars has not agreed to the fence proposals. He was initially advised that Grady Miars would seek to have Lennar install a fence because Lennar wants to buy property but he subsequently received an email suggesting Lennar install a fence across the land bridge.

Resident complaints and issues, areas to be fenced and whether the CDD should share the cost of the fence were discussed. Mr. Adams noted that easements might be needed and proposed approaching Mr. Scott Edwards, with Lennar, to discuss fencing options and easements. Mr. Willis would provide a quote for a decorative fence.

Mr. Stark stated a family in Hampton Lakes reported that individuals from Portico were in their backyard fishing. Vegetation barriers and maintenance of the land bridge were discussed. Mr. Adams would send a letter to Lennar regarding the issue.

SIXTH ORDER OF BUSINESS

Consideration of Agreement/Estimate for Brazilian Pepper Removal

- A. SOLitude Lake Management, LLC Services Contract**
- B. P&T Lawn & Tractor Service, Inc. Estimate #12736**

Mr. Mitchell stated SOLitude and P&T Lawn & Tractor Service representatives were present. He met with the Developer to discuss utilizing on-site equipment to remove the Brazilian pepper plants, which he was not against. He asked which areas need to be addressed.

Mr. Stark stated removing the Brazilian peppers would create a clear view from the house lots to the Florida Power & Light (FP&L) easement. Discussion ensued regarding aesthetics and removal versus selectively cutting back the Brazilian peppers.

Mr. Stark suggested the builders be given access to remove and replant on the affected lots. Mr. Mitchell would work with Grady Miars in this regard. Pulte would be given access to remove and replant in the area.

SEVENTH ORDER OF BUSINESS

Consideration of SOLitude Lake Management, LLC, Addendum to Current Contract

Mrs. Adams presented the SOLitude Addendum requesting a 7% increase to its contract price due to inflation costs and increased fuel, chemical and labor costs. A Change Order was prepared for consideration; SOLitude’s contract expires on September 30, 2022 and the \$835.40 monthly increase, for five months, would increase the cost of the contract by \$4,177.

Mr. Mitchell asked if the increase would cover the next contract extension. Mrs. Adams stated it would not; due to expiration of the contract, it will be necessary to go through the Request for Proposals (RFP) process. The RFP package is being sent to contractors and responses would be sent to the Board for consideration. She discussed the cost increases since SOLitude began servicing the CDD in 2018.

Discussion ensued regarding whether the increase is justified, each party’s ability to cancel the contract with 30 days’ notice and the reasons SOLitude was hired.

Mr. Adams stated rising fuel costs are contributing to cost increases for chemicals; the torpedograss spray treatment for has increased at least threefold. Responses by other CDDs to the cost increase, rising labor costs and budget for stormwater maintenance, were discussed.

On MOTION by Mr. Stark and seconded by Mr. Asfour, with all in favor, the SOLitude Lake Management, LLC, Addendum to Current Contract, was approved.

EIGHTH ORDER OF BUSINESS**Discussion/ Consideration: School Parking Rules and Updated Rules of Procedure****A. Rules Relating to Parking and Parking Enforcement**

The Rules Relating to Parking and Parking Enforcement were included for informational purposes. Mr. Urbancic suggested a sketch is needed to show the portion of the Parkway to which the Rules apply. Mr. Adams stated the intent is to make it the entire portion of the Parkway owned by the CDD so that it will also apply to any future parcels acquired. Mr. Urbancic stated he would modify the language accordingly and circulate the revision.

B. Consideration of Resolution 2022-04, to Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules Relating to Parking and Parking Enforcement; and Providing an Effective Date

Mr. Adams stated two advertisements are required; therefore, the earliest date for the Public Hearing would be the July 7, 2022 meeting. He suggested approval in substantial form.

Discussion ensued regarding motorcycles and golf carts. Mr. Adams stated the Rule only applies to the CDD right-of-way (ROW). School traffic, discussions with the School Board and the need for cones or adjustments to the median to prevent turning into the school directly or an emergency exit, were discussed.

Mr. Krebs stated he received an email regarding proposed installation of flexible stakes, approximately 40" high, every 3' across the entrance.

Discussion ensued regarding changes in the Rules. Mr. Urbancic stated he would change the language and stated a sketch would be beneficial for enforcement purposes. Mr. Krebs stated he would have a surveyor develop a sketch for the ROW tract.

Mr. Mitchell presented Resolution 2022-04.

On MOTION by Mr. Asfour and seconded by Mr. Hagan, with all in favor, Resolution 2022-04, to Designate Date, Time and Place of July 7, 2022 at 3:30 p.m., at River Hall Town Hall Center, located at 3089 River Hall Parkway, Alva, Florida 33920 for a Public Hearing; and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules Relating to Parking and Parking Enforcement, in substantial form and subject to revisions by District Counsel and the District Engineer; and Providing an Effective Date, was adopted.

C. Draft Rules of Procedure

The Draft Rules of Procedure were provided for informational purposes.

Mr. Urbancic stated the CDD established Rules of Procedure but, due to a scanning issue, every other page was not visible. While recreating the document, minor statutory updates were added. Rule 1.3 was updated to allow any Board Member to add an agenda item, seven business days prior to the meeting, by contacting the District Manager, provided the item pertains to CDD business.

D. Consideration of Resolution 2022-05, to Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date

On MOTION by Mr. Asfour and seconded by Mr. Stark, with all in favor, Resolution 2022-05, to Designate Date, Time and Place of July 7, 2022 at 3:30 p.m., at River Hall Town Hall Center, located at 3089 River Hall Parkway, Alva, Florida 33920 for a Public Hearing; and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure; and Providing an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31, 2022

Mr. Adams presented the Unaudited Financial Statements as of March 31, 2022.

Mr. Asfour noted that the budget is set based on vendor contracts and expressed his concern about Change Orders, which can affect the budgeting process. Mr. Adams stated that the CDD has adequate fund balance for the Change Order submitted.

On MOTION by Mr. Morash and seconded by Mr. Asfour, with all in favor, the Unaudited Financial Statements as of March 31, 2022, were accepted.

TENTH ORDER OF BUSINESS

Approval of April 7, 2022 Regular Meeting Minutes

Mr. Mitchell presented the April 7, 2022 Regular Meeting Minutes.

The following change was made:

Line 116: Change "Stark" to "Mitchell"

On MOTION by Mr. Morash and seconded by Mr. Asfour, with all in favor, the April 7, 2022 Regular Meeting Minutes, as amended, were approved.

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

Mr. Krebs stated, with the Board's permission, he would address the School Board's request for flexible stakes, as previously discussed. At the Board's request, Mr. Krebs would obtain additional information regarding pricing and scheduling.

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

- **Update: Legislative Bills – Florida Legislative Session**

There was no report.

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

There was no report.

- **1,888 Registered Voters in District as of April 15, 2022**

- **NEXT MEETING DATE: June 2, 2022 at 3:30 P.M.**

- **QUORUM CHECK**

The next meeting will be held on June 2, 2022.

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

Mr. Willis presented the Operations Report and noted the following:

➤ Swine Solutions: 16 adult hogs and 3 juveniles were removed. The consensus was to continue the program, subject to the HOAs agreeing to share the cost. Mr. Willis noted the current contract took effect before the contractor began adding fuel surcharges.

Mr. Mitchell asked when the next bushhogging work would occur. Mrs. Adams stated bushhogging is scheduled for November and April.

Mrs. Adams presented a photograph of a park bench installed on a CDD easement behind a resident's home without approval from the Design Review Committee (DRC). The consensus was to advise the resident to relocate the bench.

TWELFTH ORDER OF BUSINESS

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

Mr. Rewis asked if the CDD is interested in installing speed cushions on River Hall Parkway. A Board Member believed some would be installed inside the gate at golf cart crossings; this would be addressed by the HOA.

THIRTEENTH ORDER OF BUSINESS

Supervisors' Comments/Requests

Mr. Mitchell reported heavy erosion at a residence on Chestnut Grove. Mrs. Adams stated it would be inspected during the lake review scheduled for May 6, 2022. She stated, if homeowners are causing erosion, they must do their part before the CDD will do its part.

Discussion ensued regarding the various CDD, homeowner and builder responsibilities.

A Board Member felt that drains should be installed on every property and noted that the builders cannot be compelled to do so.

Discussion ensued regarding ongoing construction, letters sent requiring residents to make repairs and resident failures to address issues noted.

Mrs. Adams stated this issue would be revisited; letters were sent to residents but the CDD cannot address issues on resident properties. Mr. Adams stated the CDD cannot address the lake bank erosion until repairs on private homeowner properties are done. All residents received the same letter.

FOURTEENTH ORDER OF BUSINESS

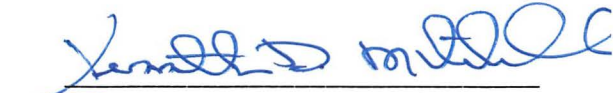
Adjournment

On MOTION by Mr. Hagan and seconded by Mr. Asfour, with all in favor, the meeting adjourned at 4:26 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair