

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

The Board of Supervisors of the River Hall Community Development District held multiple Public Hearings and a Regular Meeting on July 7, 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 Hagen	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Cleo Adams	District Manager
Shane Willis	Operations Manager
Greg Urbancic (via telephone)	District Counsel
Charlie Krebs	District Engineer
Grady Miars	Developer, GreenPointe

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)

No members of the public spoke.

THIRD ORDER OF BUSINESS

Developer Update

This item was presented following the Fourth Order of Business.

FOURTH ORDER OF BUSINESS

Public Hearing to Hear Public Comments and Objections to the Adoption of Rules of Procedure, Pursuant to Sections 120.54 and 190.035, Florida Statutes

A. Affidavits of Publication

The affidavits of publication were included for informational purposes.

B. Consideration of Resolution 2022-07, Adopting Rules of Procedure; Providing for Severability, Conflicts and an Effective Date

Mr. Adams presented the Rules of Procedure. The only change since the Rules were presented at the last meeting was an adjustment to Item 11, on Page 10, which states “The Chairperson shall reacquire the gavel following the Board’s final disposition of the item under discussion for which the Chairperson made the motion.”

Mr. Adams opened the Public Hearing.

No members of the public spoke.

Mr. Adams closed the Public Hearing.

On MOTION by Mr. Morash and seconded by Mr. Asfour, with all in favor, Resolution 2022-07, Adopting Rules of Procedure; Providing for Severability, Conflicts and an Effective Date, was adopted.

▪ **Developer Update**

This item, previously the Third Order of Business, was presented out of order.

Mr. Miars stated there were 65 units of traffic and four sales last week. He stated while significant softening of the housing market was anticipated, sales in the CDD were not affected yet. He discussed economic factors and real estate trends and stated that demand for housing is currently strong and supply is low. Year-to-date sales in the CDD total just over 100 and a record number of homes are being built in the community.

Mr. Miars reported the following:

➤ Traffic Study/Speed Reduction Request for SR 80: The speed limit remains 55 miles per hour. Mr. Carl Barraco has been working directly with the Florida Department of Transportation

(FDOT). FDOT’s position is that the models do not warrant a change; FDOT keeps saying they are reconsidering it and trying to find a way. Mr. Barraco will continue to follow up weekly but resident input would probably make more of a difference than pressure from the Developer.

- Flashing lights were ordered and approved but are not installed yet.
- Comp Plan: The County Planning Board meeting will likely be scheduled in September, followed by the Board of County Commissioners meeting several weeks later, around the third Wednesday of October. The zoning case might be heard in October. All are public meetings and all are encouraged to attend.
- Traffic Calming Devices: The CDD was found sufficient on June 20, 2022 but the County has not issued the permits yet.

Referring to a map, Mr. Miars showed where the next 197 Hampton Lakes lots will be designed. The additional lots will include 55’, 70’ and 100’ wide lots. Construction will not begin until a builder is under contract, perhaps within the next 60 days.

Discussion ensued regarding the lot sizes and quantity and the location of the parcels. A path will allow members to access the back of the driving range.

Mr. Mitchell stated he noticed a new community listed as a 55 and over rental community. Mr. Miars discussed the growing popularity of single-family rental communities.

Discussion ensued regarding the crossing. Mr. Miars stated barbed wire fence is being installed and a meeting will be held with the Sheriff’s Department to arrange for off-duty patrols.

The areas to be fenced, the gate system and the DOT permits were discussed.

Mr. Stark asked for drawings of the project to be shared with the Board and Staff.

FIFTH ORDER OF BUSINESS

Public Hearing to Hear Public Comments and Objections to the Adoption of Rules Relating to Parking and Parking Enforcement, Pursuant to Sections 120.54, 120.69, 190.001, 190.011(5), 190.011(15), 190.012, and 715.07, Florida Statutes

A. Affidavits of Publication

The affidavits of publication were included for informational purposes.

B. Consideration of Resolution 2022-08, Adopting Rules Relating to Parking and Parking Enforcement; Providing for Severability, Conflicts and an Effective Date

Mr. Adams presented Resolution 2022-08 and the Rules, which were distributed.

Discussion ensued regarding Section 6a, which states that authorized and exempt vendors/contractors/consultants of the CDD may be identified by a written parking pass from the District Manager.

Mr. Krebs was asked to provide a sketch of the Parkway right-of-way (ROW). Mr. Adams stated, when that is complete, it will be attached to the package transmitted to the school in advance of the August 10, 2022 opening date.

Mr. Adams opened the Public Hearing.

No members of the public spoke.

Mr. Adams closed the Public Hearing.

On MOTION by Mr. Mitchell and seconded by Mr. Hagen, with all in favor, Resolution 2022-08, Adopting Rules Relating to Parking and Parking Enforcement; Providing for Severability, Conflicts and an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Update: Traffic Study/Speed Reduction Request SR 80

This item was discussed earlier in the meeting.

SEVENTH ORDER OF BUSINESS

Continued Discussion/Update: Wall/Fence Installation Along Shared Property Line with Portico

Mr. Adams stated that Lennar agreed to fund the improvements but would like to offer more cost-effective options and he advised Lennar that the Board would accept that if the proposed solution achieves the goal of stopping the current ingress and egress issues. Options would be presented at the next meeting.

Discussion ensued regarding recurring fence damage, potential remediation and a grant of easement for Lennar to maintain homesites to the water’s edge.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of May 31, 2022

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

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

NINTH ORDER OF BUSINESS

Approval of June 2, 2022 Regular Meeting Minutes

Mr. Mitchell presented the June 2, 2022 Regular Meeting Minutes.

On MOTION by Mr. Morash and seconded by Mr. Asfour, with all in favor, the June 2, 2022 Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS

Staff Reports

Mr. Adams stated the \$5 million Director’s and Officer’s insurance coverage was bound and is in effect.

A. District Engineer: *Hole Montes*

Mr. Krebs stated he will obtain pricing for the signs for SR 80. The Board directed Mr. Krebs to order the signs as soon as possible. Mr. Krebs stated he will present the proposal for signature and schedule the installation.

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

There was no report.

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

- **NEXT MEETING DATE: August 4, 2022 at 3:30 P.M. [Adoption of FY 2023 Budget]**
 - **QUORUM CHECK**

The next meeting will be held on August 4, 2022.

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

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

- The Six-Way Agreement was executed by all parties.
- East Hampton Park Bench: The bench is still present.

Mrs. Adams proposed sending a letter stating that the bench is on CDD property and needs to be removed within two weeks or it will be removed at the property owner’s expense. Mr. Urbancic stated, if the property owner does not respond, a remedy can be sought in court. The consensus was for Mr. Urbancic to send a letter. Mr. Willis will email all previous correspondence to Mr. Urbancic.

- Chestnut Grove Lake Bank Erosion: Due to confusion with the addresses and delays obtaining a proposal, letters have not yet been sent to homeowners. All information was obtained and, pending Mrs. Adams’ approval, the letters will be sent next week.
- The River Hall Parkway road patch was completed.
- Decorative Fence Repair: Coastal Concrete is under contract and work will be scheduled for next week.

ELEVENTH ORDER OF BUSINESS

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

There were no public comments.

TWELFTH ORDER OF BUSINESS

Supervisors’ Comments/Requests

Mr. Asfour expressed concern about the timing of the Developer’s County meetings on density within the CDD.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Stark and seconded by Mr. Hagen, with all in favor, the meeting adjourned at 4:19 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair