

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

The Board of Supervisors of the River Hall Community Development District held a Regular Meeting on September 1, 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

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
Jevon Matthews	Staff Officer-Lee County Sheriff's Dept.
Andy & Michele Kasl	Resident
Michelle & Bryan Brown	Residents
Bob Cunningham	Resident & HOA Board Member
Tony Wilson	Resident
Dan Block	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 3:30 p.m. Supervisors Asfour, Mitchell, Morash and Stark, were present. One seat was vacant.

SECOND ORDER OF BUSINESS

Public Comments (3 minutes per speaker)

Resident Michelle Brown asked the Board to vote on installing a solid fence between the Hampton Lake and Portico properties, for privacy and security purposes. Mr. Adams stated Lennar agreed to install a portion of linear fence along the three access points.

Ms. Brown voiced her opinion that Hampton Lakes residents should be the ones to decide where to install the fence and that it consist of the same materials used in the other communities. She referenced an area map and stated her belief that residents should not have to lose access to a portion of their property because of a Portico issue. Mr. Willis listed proposals he obtained for different fencing materials and noted the aluminum fence quote was \$85,000.

Discussion ensued regarding access points and addressing privacy concerns.

Mr. Asfour stated a resident notified him that construction traffic was staggng outside the front gate and blocking residents and possibly fire and police from entering prior to the 7:00 a.m., gate opening. He felt that they should park at the Welcome Center.

Discussion ensued regarding enforcing the CDD parking policy.

Resident and HOA Board Member Bob Cunningham stated the HOA received several complaints about that and its solution, subject to CDD approval, is to stage about 15 to 20 trucks prior to the Hampton Lakes entrance.

Discussion ensued regarding allowing access at 6:30 a.m., with the caveat that work cannot start until 7:00 a.m., and placing Pulte and Lennar on notice about the issue and advising them to relay the Rules to their contractors. Mr. Asfour suggested, and Mr. Urbancic agreed, with sending the notice on CDD letterhead to the HOA and Pulte.

Hampton Lakes Resident Michelle Kasl opined that allowing earlier access could become a safety hazard for residents, particularly those taking children to school. As to the 7:00 a.m. start time, it was noted that the Design Review Committee (DRC) regulates construction contractors and restricts them from entering before 7:00 a.m.

Discussion ensued regarding the CDD's plan to install parking signs in front of the gate and cost-sharing expenses with the HOA and sending the notice to GreenPointe's Developer, Grady Miars.

On MOTION by Mr. Stark and seconded by Mr. Morash, with all in favor, authorizing Staff to prepare a letter to the Builders informing them of the traffic issue and asking them to inform their drivers to not stage on River Hall Parkway prior to 7:00 a.m., was approved.

When asked for her input regarding fencing around the lake, Ms. Brown voiced her opinion that trespassing, safety and lack of privacy on CDD property is an ongoing issue and to wait 12 to 18 months to construct homes is not an acceptable solution.

Regarding CDD costs, Mr. Willis stated the chain link fence would be \$45,000 and another \$27,500 for shrubs, for which unassigned fund balance could be used.

Residents Dan Block, Tony Wilson and Bryan Brown discussed assessments and the ongoing Portico issues causing noise, privacy and security issues.

Mr. Asfour recalled that, at the last meeting, he seconded a motion made by Mr. Hagen to erect a 6’ wall but vote was not taken on that motion; rather, a second motion was voted on to table the original motion to install a wall. Mr. Asfour withdrew his second to Mr. Hagen’s motion in order to negate the original motion and, in effect, also negate the motion to table construction of a wall.

Discussion ensued regarding installing a fence and shrubs instead of expending \$200,000 for a wall.

On MOTION by Mr. Morash and seconded by Mr. Stark, with all in favor, installation of 2,000 linear feet of 5’ high aluminum fencing with clusia hedges and necessary irrigation at the Portico/Hampton Lakes boundary, was approved.

THIRD ORDER OF BUSINESS

Developer Update

There was no report.

FOURTH ORDER OF BUSINESS

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

This item was discussed during the Second Order of Business.

▪ **Lee County Sheriff Community Liaison Jevon Matthews**

This item was an addition to the agenda.

Lee County Sheriff Staff Officer Jevon Matthews introduced himself and discussed his approach to establishing community relations. He recommended residents contact 911 to report a crime and, to get a better understanding of the communities, they should invite him to CDD meetings and community events. Mr. Willis stated that Deputy Skaduto retired. Officer Matthews plans to be on site more and will address traffic staging issues.

FIFTH ORDER OF BUSINESS

Update: School Overflow Parking onto River Hall Parkway

Mr. Adams stated that the School Board Superintendent made adjustments to the on-site routines to improve traffic circulation and fully supports the CDD’s no parking rules and plans for enforcement.

Executing a Traffic Agreement, scheduling patrols and issuing warnings, were discussed.

On MOTION by Mr. Asfour and seconded by Mr. Mitchell, with all in favor, authorizing Staff to engage the Lee County Sherriff’s Office for off-duty Officer support on River Hall Parkway, twice a week, was approved.

SIXTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of July 31, 2022

Mr. Adams presented the Unaudited Financial Statements as of July 31, 2022. In response to a request, Mrs. Adams will ask Pinnacle to reimburse the CDD for the costs billed by GulfScapes Landscape Management Services to cable trench the irrigation at The Cascades.

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

SEVENTH ORDER OF BUSINESS

Approval of August 4, 2022 Public Hearing and Regular Meeting Minutes

Mr. Mitchell presented the August 4, 2022 Public Hearing and Regular Meeting Minutes.

The following changes were made:

Line 27: Change “Resident” to “Deputy Chief, Fire Department”

Line 98: Change “Resident” to “Mr.”

On MOTION by Mr. Morash and seconded by Mr. Asfour, with all in favor, the August 4, 2022 Public Hearing and Regular Meeting Minutes, as amended, were approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Engineer: *Hole Montes*

Mr. Krebs stated that he ordered eight “No Parking” signs from Lykins and identified the installation areas on the Parkway. Having identified other areas that need signage, he was asked to update the exhibit and order additional signs. Standard poles will be used until decorative poles can be installed.

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

Mr. Urbancic reminded the Board of their responsibility to forward all correspondence to Mr. Adams, in order to preserve it as part of the public record.

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

- **NEXT MEETING DATE: October 6, 2022 at 3:30 P.M.**
 - **QUORUM CHECK**

All Supervisors confirmed their attendance at the October 6, 2022.

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

The September Field Operations Report was included for informational purposes. Mrs. Adams and Mr. Willis reported the following:

- Unassigned fund balance will need to be used to fund sidewalk pressure cleaning. The project will be completed before the holidays.

On MOTION by Mr. Stark and seconded by Mr. Morash, with all in favor, the Florida Painters proposal to pressure clean sidewalks, in a not-to-exceed amount of \$12,000, was approved.

- Lighting Wreath: Bentley Electric will check all the electrical outlets in October.
- Concrete Bench: Mr. Urbancic suggested the CDD make one more effort to have the homeowner remove the concrete bench installed on CDD property.
- Berm Repairs: The cost to install riprap at 17131 Easy Stream Court and in the conservation area is \$3,525.
- 16092 Herons View Drive: MRI to inspect and clean the structure tomorrow, due to reports of debris build up.
- Chestnut Grove Lake Bank Erosion: Homeowners accepted proposals to repair their portion causing the erosion to the CDD’s lake bank.

NINTH ORDER OF BUSINESS

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

There were no public comments

TENTH ORDER OF BUSINESS

Supervisors’ Comments/Requests

Mr. Asfour commented on the following matters:

- Weston Manor: Sent photographs showing outflow draining issues to Mr. Krebs, District Staff and Mr. Barraco. Referencing the area on the map, Mr. Krebs stated flooding was due to silt build up near the fence; there is no issues with the structure.
- The costs for berm repairs in the conservation area and 17131 Easy Stream Court will be split between the CDD and homeowner.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Morash and seconded by Mr. Asfour, with all in favor, the meeting adjourned at 4:47 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair