

RIVER HALL

COMMUNITY DEVELOPMENT DISTRICT

October 6, 2022

BOARD OF SUPERVISORS

REGULAR MEETING

AGENDA

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

River Hall Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W • Boca Raton, Florida 33431
Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

September 29, 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 October 6, 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. Acceptance of Unaudited Financial Statements as of August 31, 2022
5. Approval of September 1, 2022 Regular Meeting Minutes
6. Staff Reports
 - A. District Engineer: *Hole Montes*
 - B. District Counsel: *Coleman, Yovanovich & Koester*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: November 3, 2022 at 3:30 P.M.

○ QUORUM CHECK

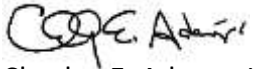
Paul Asfour	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Michael Morash	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Kenneth Mitchell	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
	<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*
7. Public Comments: Non-Agenda Items *(3 minutes per speaker)*

8. Supervisors' Comments/Requests
9. 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

UNAUDITED
FINANCIAL
STATEMENTS

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
AUGUST 31, 2022**

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
AUGUST 31, 2022**

	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	\$ 905,661	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 905,661
Investments							
SBA	5,291	-	-	-	-	-	5,291
Reserve A-1	-	-	206,925	75,460	-	-	282,385
Reserve A-2	-	-	-	412,550	-	-	412,550
Revenue A-1	-	-	144,909	142,568	-	-	287,477
Revenue A-2	-	-	-	138,700	-	-	138,700
Prepayment A-1	-	-	-	5	-	-	5
Construction	-	-	-	-	-	224,982	224,982
Due from capital projects fund	-	8	-	-	-	-	8
Deposits	1,622	-	-	-	-	-	1,622
Total assets	<u>\$ 912,574</u>	<u>\$ 8</u>	<u>\$ 351,834</u>	<u>\$ 769,283</u>	<u>\$ -</u>	<u>\$ 224,982</u>	<u>\$ 2,258,681</u>
LIABILITIES AND FUND BALANCES							
Liabilities:							
Due to debt service fund 2011	\$ -	\$ -	\$ -	\$ -	\$ 8	\$ -	\$ 8
Total liabilities	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>8</u>	<u>-</u>	<u>8</u>
Fund balances:							
Nonspendable							
Prepaid and deposits	1,622	-	-	-	-	-	1,622
Restricted for:							
Debt service	-	8	351,834	769,283	-	-	1,121,125
Capital projects	-	-	-	-	(8)	224,982	224,974
Assigned to:							
Operating capital	145,000	-	-	-	-	-	145,000
Disaster recovery	250,000	-	-	-	-	-	250,000
Unassigned	515,952	-	-	-	-	-	515,952
Total fund balances	<u>912,574</u>	<u>8</u>	<u>351,834</u>	<u>769,283</u>	<u>(8)</u>	<u>224,982</u>	<u>2,258,673</u>
Total liabilities and fund balances	<u>\$ 912,574</u>	<u>\$ 8</u>	<u>\$ 351,834</u>	<u>\$ 769,283</u>	<u>\$ -</u>	<u>\$ 224,982</u>	<u>\$ 2,258,681</u>

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED AUGUST 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll: net	\$ -	\$ 593,562	\$ 584,451	102%
Assessment levy: off-roll	-	130,870	130,870	100%
Interest and miscellaneous	-	15	500	3%
Total revenues	-	724,447	715,821	101%
EXPENDITURES				
<i>Legislative</i>				
Supervisor	2,000	11,000	12,000	92%
<i>Financial & administrative</i>				
District management	3,750	41,250	45,000	92%
District engineer	2,516	30,624	25,000	122%
Trustee	-	-	7,100	0%
Tax collector/property appraiser	-	5,436	5,653	96%
Assessment roll prep	375	4,125	4,500	92%
Auditing services	-	3,390	3,300	103%
Arbitrage rebate calculation	-	-	650	0%
Public officials liability insurance	-	3,303	3,600	92%
Legal advertising	607	2,592	1,100	236%
Bank fees	-	-	350	0%
Dues, licenses & fees	-	175	175	100%
Postage	280	1,795	1,300	138%
ADA website compliance	210	210	210	100%
Website maintenance	-	705	705	100%
<i>Legal counsel</i>				
District counsel	1,273	16,931	12,000	141%
<i>Electric utility services</i>				
Utility services	970	10,685	9,000	119%
Street lights	137	1,422	2,000	71%
<i>Stormwater control</i>				
Fountain service repairs & maintenance	-	53	6,000	1%
Aquatic maintenance	16,005	146,132	160,000	91%
Mitigation/wetland area monitoring	-	1,511	-	N/A
Lake/pond bank maintenance	-	265	5,000	5%
Stormwater system maintenance	-	21,660	40,000	54%

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED AUGUST 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
<i>Other physical environment</i>				
General liability insurance	-	6,866	4,400	156%
Property insurance	-	8,179	8,500	96%
Entry & walls maintenance	3,625	8,135	5,000	163%
Landscape maintenance	14,286	172,401	195,000	88%
Irrigation repairs & maintenance	-	2,343	2,500	94%
Landscape replacement plants, shrubs, trees	-	6,128	20,000	31%
Annual mulching	-	6,452	9,000	72%
Holiday decorations	-	11,000	12,000	92%
Clock tower maintenance	-	-	1,750	0%
Ornamental lighting & maintenance	-	-	1,000	0%
<i>Road & street facilities</i>				
Street/parking lot sweeping	-	650	750	87%
Street light/decorative light maintenance	-	1,451	4,000	36%
Roadway repair & maintenance	2,540	3,140	2,500	126%
Sidewalk repair & maintenance	-	1,450	1,500	97%
Street sign repair & replacement	-	-	1,500	0%
<i>Contingency</i>				
Miscellaneous contingency	-	-	50	0%
Total expenditures	<u>48,574</u>	<u>531,459</u>	<u>614,093</u>	87%
Excess/(deficiency) of revenues over/(under) expenditures	(48,574)	192,988	101,728	
OTHER FINANCING SOURCES/(USES)				
Transfer in	-	26,338	-	N/A
Total other financing sources	-	26,338	-	N/A
Net change in fund balances	(48,574)	219,326	101,728	
Fund balances - beginning	961,148	693,248	673,643	
Assigned				
Operating capital	145,000	145,000	145,000	
Disaster recovery	250,000	250,000	250,000	
Unassigned	517,574	517,574	380,371	
Fund balances - ending	<u>\$ 912,574</u>	<u>\$ 912,574</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 AUGUST 31, 2022**

	Current Month	Year To Date
REVENUES		
Interest	\$ -	\$ 10
Total revenues	-	10
EXPENDITURES		
Debt service	-	-
Total debt service	-	-
Excess/(deficiency) of revenues over/(under) expenditures	-	10
OTHER FINANCING SOURCES/(USES)		
Transfers in	-	8
Transfers out	-	(33,723)
Total other financing sources	-	(33,715)
Net change in fund balances	-	(33,705)
Fund balances - beginning	8	33,713
Fund balances - ending	\$ 8	\$ 8

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2020A
FOR THE PERIOD ENDED AUGUST 31, 2022**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll	\$ -	\$ 418,934	\$ 414,720	101%
Lot closings	-	4,631	-	N/A
Interest	327	619	-	N/A
Total revenues	<u>327</u>	<u>424,184</u>	<u>414,720</u>	102%
EXPENDITURES				
Debt service				
Principal	-	145,000	145,000	100%
Interest	-	268,587	268,588	100%
Total debt service	<u>-</u>	<u>413,587</u>	<u>413,588</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	327	10,597	1,132	
Fund balances - beginning	351,507	341,237	341,030	
Fund balances - ending	<u>\$ 351,834</u>	<u>\$ 351,834</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 AUGUST 31, 2022**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll	\$ -	\$ 1,475,893	\$ 1,461,048	101%
Special assessment: off-roll	-	98,248	118,652	83%
Interest	717	1,366	-	N/A
Total revenues	<u>717</u>	<u>1,575,507</u>	<u>1,579,700</u>	100%
EXPENDITURES				
Debt service				
Principal (A-1)	-	485,000	485,000	100%
Principal prepayment (A-1)	5,000	5,000	-	N/A
Principal (A-2)	-	530,000	530,000	100%
Interest (A-1)	38	170,006	169,969	100%
Interest (A-2)	-	186,188	186,188	100%
Total debt service	<u>5,038</u>	<u>1,376,194</u>	<u>1,371,157</u>	100%
Other fees & charges				
Cost of issuance	-	49,450	-	N/A
Total other fees and charges	<u>-</u>	<u>49,450</u>	<u>-</u>	N/A
Total expenditures	<u>5,038</u>	<u>1,425,644</u>	<u>1,371,157</u>	104%
Excess/(deficiency) of revenues over/(under) expenditures	(4,321)	149,863	208,543	
OTHER FINANCING SOURCES/(USES)				
Transfers in	-	7,385	-	N/A
Total other financing sources	<u>-</u>	<u>7,385</u>	<u>-</u>	N/A
Net change in fund balances	(4,321)	157,248	208,543	
Fund balances - beginning	773,604	612,035	559,241	
Fund balances - ending	<u>\$ 769,283</u>	<u>\$ 769,283</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 AUGUST 31, 2022**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	-
OTHER FINANCING SOURCES/(USES)		
Transfer out	-	(8)
Total other financing sources/(uses)	<u>-</u>	<u>(8)</u>
Net change in fund balances	-	(8)
Fund balances - beginning	(8)	-
Fund balances - ending	<u>\$ (8)</u>	<u>\$ (8)</u>

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2020A
FOR THE PERIOD ENDED AUGUST 31, 2022**

	Current Month	Year To Date
REVENUES		
Interest	\$ 218	\$ 447
Total revenues	218	447
EXPENDITURES		
Construction in progress	-	2,234,715
Total expenditures	-	2,234,715
Excess/(deficiency) of revenues over/(under) expenditures	218	(2,234,268)
Fund balances - beginning	224,764	2,459,250
Fund balances - ending	\$ 224,982	\$ 224,982

River Hall Community Development District Check Detail August 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check		08/31/2022	ADA SITE COMPLI...	101.001 · Suntrust-...		-210.00
Bill	2310	08/30/2022		519.414 · ADA Web...	-210.00	210.00
TOTAL					-210.00	210.00
Bill Pmt -Check		08/31/2022	COLEMAN, YOVA...	101.001 · Suntrust-...		-1,273.32
Bill	16581-001M 28	08/30/2022		514.100 · Legal Fee...	-1,273.32	1,273.32
TOTAL					-1,273.32	1,273.32
Bill Pmt -Check		08/31/2022	FEDEX	101.001 · Suntrust-...		-116.54
Bill	7-867-13089	08/30/2022		519.410 · Postage	-116.54	116.54
TOTAL					-116.54	116.54
Bill Pmt -Check		08/31/2022	HOLE MONTES	101.001 · Suntrust-...		-1,740.73
Bill	88923	08/30/2022		519.320 · Engineeri...	-1,740.73	1,740.73
TOTAL					-1,740.73	1,740.73
Bill Pmt -Check		08/31/2022	LYKINS SIGNTEK I...	101.001 · Suntrust-...		-2,540.00
Bill	201051	08/30/2022		541.462 · Roadway ...	-2,540.00	2,540.00
TOTAL					-2,540.00	2,540.00
Bill Pmt -Check		08/31/2022	SWINE SOLUTIONS	101.001 · Suntrust-...		-1,650.00
Bill	366	08/30/2022		538.461 · Aquatic M...	-1,650.00	1,650.00
TOTAL					-1,650.00	1,650.00
Bill Pmt -Check	CBI	08/31/2022	FPL	101.001 · Suntrust-...		-1,105.58
Bill	02979-06091 081922	08/30/2022		531.437 · Street Lig...	-137.39	137.39
Bill	82155-24268 081922	08/30/2022		531.431 · Utility Ser...	-968.19	968.19
TOTAL					-1,105.58	1,105.58

River Hall Community Development District
Check Detail
August 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	2523	08/03/2022	PAUL ASFOUR	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	2524	08/03/2022	MICHAEL MORASH	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	2525	08/03/2022	KENNETH MITCHE...	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	2526	08/03/2022	MICHAEL F HAGEN	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	2527	08/03/2022	ROBERT STARK	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Bill Pmt -Check	2536	08/18/2022	COASTAL CONCR...	101.001 · Suntrust-...		-3,625.00
Bill	2751	08/09/2022		539.455 · Entry & ...	-3,625.00	3,625.00
TOTAL					-3,625.00	3,625.00
Bill Pmt -Check	2537	08/18/2022	FEDEX	101.001 · Suntrust-...		-163.76
Bill	7-837-93688	08/09/2022		519.410 · Postage	-163.76	163.76
TOTAL					-163.76	163.76

River Hall Community Development District
Check Detail
August 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	2538	08/18/2022	FL GIS SOLUTION...	101.001 · Suntrust-...		-775.00
Bill	1044	08/09/2022		519.320 · Engineeri...	-775.00	775.00
TOTAL					-775.00	775.00
Bill Pmt -Check	2539	08/18/2022	GULFSCAPES LA...	101.001 · Suntrust-...		-14,286.00
Bill	30245	08/09/2022		539.464 · Landscap...	-14,286.00	14,286.00
TOTAL					-14,286.00	14,286.00
Bill Pmt -Check	2540	08/18/2022	NEWS PRESS	101.001 · Suntrust-...		-607.16
Bill	0004818869	08/09/2022		519.480 · Legal Adv...	-607.16	607.16
TOTAL					-607.16	607.16
Bill Pmt -Check	2541	08/18/2022	SOLITUDE LAKE ...	101.001 · Suntrust-...		-12,705.41
Bill	PI-A00868362	08/09/2022		538.461 · Aquatic M...	-12,705.41	12,705.41
TOTAL					-12,705.41	12,705.41
Bill Pmt -Check	2542	08/18/2022	SWINE SOLUTIONS	101.001 · Suntrust-...		-1,650.00
Bill	359	08/09/2022		538.461 · Aquatic M...	-1,650.00	1,650.00
TOTAL					-1,650.00	1,650.00
Bill Pmt -Check	2543	08/18/2022	WRATHELL, HUNT...	101.001 · Suntrust-...		-4,125.00
Bill	2021-1630	08/09/2022		512.311 · Managem... 513.310 · Assessm...	-3,750.00 -375.00	3,750.00 375.00
TOTAL					-4,125.00	4,125.00
Check	2544	08/30/2022	PAUL ASFOUR	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00

River Hall Community Development District
Check Detail
August 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	2545	08/30/2022	MICHAEL MORASH	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	2546	08/30/2022	KENNETH MITCHE...	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	2547	08/30/2022	MICHAEL F HAGEN	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	2548	08/30/2022	ROBERT STARK	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00



531.437
001

Electric Bill Statement

For: Jul 20, 2022 to Aug 19, 2022 (30 days)

Statement Date: Aug 19, 2022

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

\$137.39

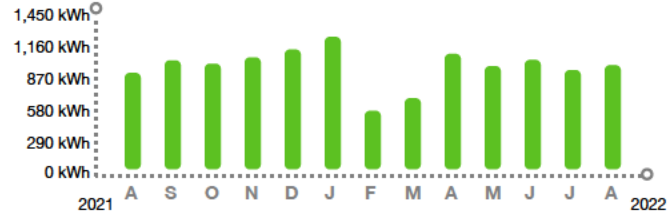
TOTAL AMOUNT YOU OWE

Sep 9, 2022

NEW CHARGES DUE BY

Pay \$128.48 instead of \$137.39 by your due date. Enroll in FPL Budget Billing®. [FPL.com/BB](https://www.fpl.com/BB)

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	131.57
Payments received	-131.57
Balance before new charges	0.00
Total new charges	137.39
Total amount you owe	\$137.39

(See page 2 for bill details.)

KEEP IN MIND

- Enroll now in FPL Budget Billing when you pay \$128.48 by your due date instead of \$137.39. Make your bills easier to manage with more predictable payments. Learn more at [FPL.com/BB](https://www.fpl.com/BB)
- Payment received after November 10, 2022 is considered LATE; a late payment charge of 1% will apply.

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 12848 5314029790609129373100000

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	\$137.39	Sep 9, 2022	\$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED



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

BILL DETAILS

Amount of your last bill	131.57
Payment received - Thank you	-131.57
Balance before new charges	\$0.00
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$11.91
Non-fuel: (\$0.074820 per kWh)	\$76.99
Fuel: (\$0.038060 per kWh)	\$39.16
Electric service amount	128.06
Gross rec. tax/Regulatory fee	3.38
Franchise charge	5.95
Taxes and charges	9.33
Total new charges	\$137.39
Total amount you owe	\$137.39

METER SUMMARY

Meter reading - Meter KG85078. Next meter reading Sep 20, 2022.

Usage Type	Current	-	Previous	=	Usage
kWh used	09666		08637		1029

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Aug 19, 2022	Jul 20, 2022	Aug 20, 2021
kWh Used	1029	981	953
Service days	30	30	30
kWh/day	34	32	31
Amount	\$137.39	\$131.57	\$107.45

KEEP IN MIND

- Taxes and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

Save energy and money

Use the Energy Manager tool to find personalized recommendations and savings tips.

[Start saving >](#)

Stronger, smarter grid

FPL's service reliability has improved 45% in the past decade.

[See how >](#)

Stay ready and connected

The FPL Mobile App is an easy, secure way to report outages and stay informed during a storm.

[Download now >](#)

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.



531.431
001

Electric Bill Statement

For: Jul 20, 2022 to Aug 19, 2022 (30 days)

Statement Date: Aug 19, 2022

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

\$968.19

TOTAL AMOUNT YOU OWE

Sep 9, 2022

NEW CHARGES DUE BY

Pay \$955.11 instead of \$968.19 by your due date. Enroll in FPL Budget Billing®. FPL.com/BB

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	939.26
Payments received	-939.26
Balance before new charges	0.00
Total new charges	968.19
Total amount you owe	\$968.19

(See page 2 for bill details.)

KEEP IN MIND

- Enroll now in FPL Budget Billing when you pay \$955.11 by your due date instead of \$968.19. Make your bills easier to manage with more predictable payments. Learn more at FPL.com/BB
- Payment received after November 10, 2022 is considered LATE; a late payment charge of 1% will apply.

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 95511 5314821552426859186900000

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	\$968.19	Sep 9, 2022	\$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED



BILL DETAILS

Amount of your last bill	939.26
Payment received - Thank you	-939.26
Balance before new charges	\$0.00
New Charges	
Rate: GSD-1 GENERAL SERVICE DEMAND /per Contract	
Base charge:	\$28.17
Non-fuel: (\$0.026290 per kWh)	\$235.35
Fuel: (\$0.038060 per kWh)	\$340.71
Demand: (\$11.93 per KW)	\$298.25
Electric service amount	902.48
Gross rec. tax/Regulatory fee	23.81
Franchise charge	41.90
Taxes and charges	65.71
Total new charges	\$968.19
Total amount you owe	\$968.19

METER SUMMARY

Meter reading - Meter KCJ5863. Next meter reading Sep 20, 2022.

Usage Type	Current	-	Previous	=	Usage
kWh used	63117		54165		8952
	20.25				
Actual demand					20
Contract demand					25

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Aug 19, 2022	Jul 20, 2022	Aug 20, 2021
kWh Used	8952	8533	8952
Service days	30	30	30
kWh/day	298	284	298
Amount	\$968.19	\$939.26	\$769.48

KEEP IN MIND

- Taxes and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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[Start saving >](#)

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[See how >](#)

Stay ready and connected

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[Download now >](#)

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.

ADA Site Compliance
6400 Boynton Beach Blvd 742721
Boynton Beach, FL 33474
accounting@adasitecompliance.com



Invoice

519.414
001

BILL TO
River Hall CDD

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
2310	07/31/2022	\$210.00	08/14/2022	14	

DESCRIPTION	QTY	RATE	AMOUNT
Compliance Shield, Accessibility Policy, Technological Audit	1	210.00	210.00

BALANCE DUE

\$210.00

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

514.100
 001

Page: 1
 August 11, 2022
 File No: 16581-001M
 Statement No: 28

Attn: Debbie Tudor

Gen Rep

Previous Balance \$700.00

Fees

07/05/2022	GLU	Review and respond to email correspondence from Daphne Gillyard on rules for public hearing	70.00
07/07/2022	GLU	Review agenda and prepare for Board of Supervisors meeting; Participation in Board of Supervisors meeting	315.00
07/08/2022	GLU	Review email correspondence from Charlie Krebs on parking rules exhibit	35.00
	GLU	Review and respond to email correspondence from Shane Willis on bench encroachment into LME; Review back-up; Draft letter to property owner on encroachment	262.50
07/11/2022	GLU	Review and respond to email correspondence from Shane Willis on encroachment letter; Finalize same.	70.00
07/18/2022	GLU	Review email correspondence from property owner regarding bench; Draft email correspondence to manager	70.00
	MEM	Review and comment on sketch and legal of parking rules exhibit; Draft email correspondence to Charlie Krebs	198.00
07/19/2022	GLU	Review and respond to email correspondence from Shane Willis regarding bench on East Hampton Circle	70.00
07/20/2022	GLU	Review email correspondence from Supervisor Asfour SR80 plan	35.00
07/25/2022	GLU	Review and respond to email correspondence from Debbie Tudor on agenda	35.00
07/26/2022	GLU	Exchange email correspondence with Cleo Adams regarding response to own on bench encroachment	105.00
		Professional Fees through 08/11/2022	1,265.50

Expenses

07/11/2022		USPS Certified Mail RRR (3115) from 34103/GLU to 33920/ Mr. & Mrs. Russell Leroy Smith re Bench	7.82
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Gen Rep

Total Expenses	<u>7.82</u>
Total Current Work	1,273.32
Balance Due (includes previous balance, if any)	<u>\$1,973.32</u>



Invoice Number 7-867-13089	Invoice Date Aug 29, 2022	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	\$116.54	001
TOTAL THIS INVOICE	USD	\$116.54	

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 7-867-13089	Invoice Amount USD \$116.54	Account Number [REDACTED]
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Remittance Advice

Your payment is due by Oct 13, 2022

786713089500001165417563025159000000000000000001165410



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	Invoice Date	Account Number	Page
7-867-13089	Aug 29, 2022		2 of 5

FedEx Express Shipment Summary By Payor Type

FedEx Express Shipments (Original)

Payor Type	Shipments	Rated Weight lbs	Transportation Charges	Special Handling Charges	Ret Chg/Tax Credits/Other	Discounts	Total Charges
Recipient	1	10.0	9.17	5.94			15.11
Third Party	7	28.0	51.24	50.19			101.43
Total FedEx Express	8	38.0	\$60.41	\$56.13			\$116.54

TOTAL THIS INVOICE USD \$116.54

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Aug 25, 2022	Cust. Ref.: RIVER HALL CDD 9.01.22 A	Ref.#2:
Payor: Recipient	Ref.#3:	

Fuel Surcharge FedEx has applied a fuel surcharge of 16.75% to this shipment.
 Distance Based Pricing, Zone 2
 Package Delivered to Recipient Address Release Authorized

Automation		Sender		Recipient	
Tracking ID	INET	Daphne Gillyard		Chuck Adams-Cleo Adams	
Service Type	777765338958	WHA		1400 HARBOR VIEW DR	
Package Type	FedEx Standard Overnight	2300 Glades Rd		NORTH FORT MYERS FL 33917 US	
Zone	FedEx Box	BOCA RATON FL 33431 US			
Packages	02				
Rated Weight	1				
Delivered	10.0 lbs, 4.5 kgs	Transportation Charge			9.17
Svc Area	Aug 26, 2022 15:18	Fuel Surcharge			0.99
Signed by	A3	Residential Delivery			4.95
FedEx Use	see above	Total Charge			USD \$15.11
	000000000/158117/02				
Recipient Subtotal				USD	\$15.11

FedEx® Billing Online

FedEx Billing Online allows you to efficiently manage and pay your FedEx invoices online. It's free, easy and secure. FedEx Billing Online helps you streamline your billing process. With all your FedEx shipping information available in one secure online location, you never have to worry about misplacing a paper invoice or sifting through reams of paper to find information for past shipments. Go to fedex.com to sign up today!



Invoice Number 7-867-13089	Invoice Date Aug 29, 2022	Account Number [REDACTED]	Page 3 of 5
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Ship Date: Aug 25, 2022 **Cust. Ref.:** RIVER HALL CDD 9.01.22 A **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 16.75% to this shipment.
Distance Based Pricing, Zone 2
FedEx has audited this shipment for correct packages, weight, and service. Any changes made are reflected in the invoice amount.
The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as Customer Packaging.

Automation	INET	Sender	Recipient
Tracking ID	777765213918	Daphne Gillyard	Gregory Urbancic, Esq.
Service Type	FedEx Standard Overnight	WHA	Goodlette, Coleman & Johnson
Package Type	Customer Packaging	2300 Glades Rd	4001 TAMIAM TRL N STE 300
Zone	02	BOCA RATON FL 33431 US	NAPLES FL 34103 US
Packages	1		
Rated Weight	4.0 lbs, 1.8 kgs		
Delivered	Aug 26, 2022 10:09		
Svc Area	A4	Transportation Charge	7.32
Signed by	M.MORGAN	Fuel Surcharge	0.51
FedEx Use	000000000/158117/	Total Charge	USD \$7.83

Ship Date: Aug 25, 2022 **Cust. Ref.:** RIVER HALL CDD 9.01.22 A **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 16.75% to this shipment.
Distance Based Pricing, Zone 2
FedEx has audited this shipment for correct packages, weight, and service. Any changes made are reflected in the invoice amount.
Package Delivered to Recipient Address Release Authorized
The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as Customer Packaging.

Automation	INET	Sender	Recipient
Tracking ID	777765214226	Daphne Gillyard	Shane Willis
Service Type	FedEx Standard Overnight	WHA	744 Fairlawn Ct
Package Type	Customer Packaging	2300 Glades Rd	MARCO ISLAND FL 34145 US
Zone	02	BOCA RATON FL 33431 US	
Packages	1		
Rated Weight	4.0 lbs, 1.8 kgs		
Delivered	Aug 26, 2022 13:39	Transportation Charge	7.32
Svc Area	A5	Fuel Surcharge	0.86
Signed by	see above	Residential Delivery	4.95
FedEx Use	000000000/158117/02	Total Charge	USD \$13.13

Ship Date: Aug 25, 2022 **Cust. Ref.:** RIVER HALL CDD 9.01.22 A **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 16.75% to this shipment.
Distance Based Pricing, Zone 2
FedEx has audited this shipment for correct packages, weight, and service. Any changes made are reflected in the invoice amount.
The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as Customer Packaging.

Automation	INET	Sender	Recipient
Tracking ID	777765214720	Daphne Gillyard	Charlie Krebs
Service Type	FedEx Standard Overnight	WHA	Hole Montes & Associates, Inc.
Package Type	Customer Packaging	2300 Glades Rd	6200 WHISKEY CREEK DR
Zone	02	BOCA RATON FL 33431 US	FORT MYERS FL 33919 US
Packages	1		
Rated Weight	4.0 lbs, 1.8 kgs		
Delivered	Aug 26, 2022 10:18		
Svc Area	A1	Transportation Charge	7.32
Signed by	J.LOPEZ	Fuel Surcharge	0.51
FedEx Use	000000000/158117/	Total Charge	USD \$7.83



Invoice Number 7-867-13089	Invoice Date Aug 29, 2022	Account Number [REDACTED]	Page 4 of 5
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Ship Date: Aug 25, 2022 **Cust. Ref.:** RIVER HALL CDD 9.01.22 A **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 16.75% to this shipment.
Distance Based Pricing, Zone 2
FedEx has audited this shipment for correct packages, weight, and service. Any changes made are reflected in the invoice amount.
Package Delivered to Recipient Address Release Authorized
The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as Customer Packaging.

Automation	INET	Sender	Recipient	
Tracking ID	777765214741	Daphne Gillyard	KENNETH MITCHELL	
Service Type	FedEx Standard Overnight	WHA	3380 CHESTNUT GROVE DR	
Package Type	Customer Packaging	2300 Glades Rd	ALVA FL 33920 US	
Zone	02	BOCA RATON FL 33431 US		
Packages	1			
Rated Weight	4.0 lbs, 1.8 kgs	Transportation Charge		7.32
Delivered	Aug 26, 2022 11:20	Fuel Surcharge		1.19
Svc Area	A5	Residential Delivery		4.95
Signed by	see above	DAS Resi		4.70
FedEx Use	000000000/158117/02	Total Charge	USD	\$18.16

Ship Date: Aug 25, 2022 **Cust. Ref.:** RIVER HALL CDD 9.01.22 A **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 16.75% to this shipment.
Distance Based Pricing, Zone 2
FedEx has audited this shipment for correct packages, weight, and service. Any changes made are reflected in the invoice amount.
Package Delivered to Recipient Address Release Authorized
The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as Customer Packaging.

Automation	INET	Sender	Recipient	
Tracking ID	777765214877	Daphne Gillyard	Robert Stark	
Service Type	FedEx Standard Overnight	WHA	River Hall CDD	
Package Type	Customer Packaging	2300 Glades Rd	17275 Walnut Run Drive	
Zone	02	BOCA RATON FL 33431 US	ALVA FL 33920 US	
Packages	1			
Rated Weight	4.0 lbs, 1.8 kgs	Transportation Charge		7.32
Delivered	Aug 26, 2022 11:31	Fuel Surcharge		1.19
Svc Area	A5	Residential Delivery		4.95
Signed by	see above	DAS Resi		4.70
FedEx Use	000000000/158117/02	Total Charge	USD	\$18.16

Ship Date: Aug 25, 2022 **Cust. Ref.:** RIVER HALL CDD 9.01.22 A **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 16.75% to this shipment.
Distance Based Pricing, Zone 2
FedEx has audited this shipment for correct packages, weight, and service. Any changes made are reflected in the invoice amount.
Package Delivered to Recipient Address Release Authorized
The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as Customer Packaging.

Automation	INET	Sender	Recipient	
Tracking ID	777765215027	Daphne Gillyard	Paul D. Asfour	
Service Type	FedEx Standard Overnight	WHA	River Hall CDD	
Package Type	Customer Packaging	2300 Glades Rd	17131 Easy Stream Court	
Zone	02	BOCA RATON FL 33431 US	ALVA FL 33920 US	
Packages	1			
Rated Weight	4.0 lbs, 1.8 kgs	Transportation Charge		7.32
Delivered	Aug 26, 2022 11:25	Fuel Surcharge		1.19
Svc Area	A5	Residential Delivery		4.95
Signed by	see above	DAS Resi		4.70
FedEx Use	000000000/158117/02	Total Charge	USD	\$18.16



Invoice Number	Invoice Date	Account Number	Page
7-867-13089	Aug 29, 2022		5 of 5

Ship Date: Aug 25, 2022 **Cust. Ref.:** RIVER HALL CDD 9.01.22 A **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 16.75% to this shipment.
Distance Based Pricing, Zone 2
FedEx has audited this shipment for correct packages, weight, and service. Any changes made are reflected in the invoice amount.
Package Delivered to Recipient Address Release Authorized
The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as Customer Packaging.

		<u>Sender</u>	<u>Recipient</u>	
Automation	INET			
Tracking ID	777765215461	Daphne Gillyard	Michael G. Morash	
Service Type	FedEx Standard Overnight	WHA	River Hall CDD	
Package Type	Customer Packaging	2300 Glades Rd	16044 Herons View Drive	
Zone	02	BOCA RATON FL 33431 US	ALVA FL 33920 US	
Packages	1			
Rated Weight	4.0 lbs, 1.8 kgs	Transportation Charge		7.32
Delivered	Aug 26, 2022 11:06	Fuel Surcharge		1.19
Svc Area	A5	Residential Delivery		4.95
Signed by	see above	DAS Resi		4.70
FedEx Use	000000000/158117/02	Total Charge	USD	\$18.16
			Third Party Subtotal	USD \$101.43
			Total FedEx Express	USD \$116.54



August 15, 2022
Invoice No. 88923
 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 July 1, 2022 to July 31, 2022

General Services - Attend Board meeting, review legal description for River Hall Roadway, Requisitions from Developer, no parking exhibit, dangerous sign exhibit, LDO certification for fence, cor with Carter Fence and LC staff, forward school traffic exhibits to lcsb

02/03/2022 -
 Task 01- Stormwater Needs Analysis
 EST \$7,500.00

	Hours	Rate	Amount
Z-General Services			
Engineer VI	11.00	155.00	\$1,705.00
Technician IV	.50	70.00	\$35.00
Subtotal	11.50		\$1,740.00
	11.50		\$1,740.00

Reimbursable

	Amount
Copies: In-house b&w	\$0.17
Copies: In-house color	\$0.56
Total Reimbursable	\$0.73

Total Amount Due This Invoice **\$1,740.73**

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

Outstanding Invoices

Invoice		0 - 30	31 - 60	61-90	Over 90	Balance
88797	7/20/2022	\$1,103.75	\$0.00	\$0.00	\$0.00	\$1,103.75
Total Prior Billing		\$1,103.75	\$0.00	\$0.00	\$0.00	\$1,103.75



INVOICE


River Hall CDD
9220 Bonita Beach Rd. SE #214
Bonita Springs, FL, 34135
Attn:Wrathell, Hunt & Assoc.

Invoice date
08/19/2022
Invoice Number
201051
Reference
201311

Lykins Signtek Inc.
5935 Taylor Rd, Naples, FL, 34109
contact@lykins-signtek.com
239-594-8494
EIN #: 84-2486919

License #: ES1200882
lykins-signtek.com

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT USD
Dangerous intersection 1" aluminum tube frame backer with 30" Dangerous Intersection DOT insert with 12" x 24" Ahead rider on a 4" smooth aluminum posts with 4" sun city base and 4" ball finial. Assembly painted black. Installed.	2	\$1,270.00	\$2,540.00

Sub Total:  \$2,540.00
Sales Tax : \$0

541.462
001

Road & Service
Facilities
Street sign repair/replacement

TOTAL USD: \$2,540.00



PAYMENT ADVICE

Lykins Signtek Inc.
5935 Taylor Rd, Naples, FL, 34109
contact@lykins-signtek.com
239-594-8494
EIN #: 84-2486919

License #: ES1200882
lykins-signtek.com

Customer	River Hall CDD
Invoice Number	201051
Amount Due	\$2,540.00
Due Date:	08/19/2022
Amount Enclosed	

Swine Solutions

12013 Rose Ln
Riverview, FL 33569 US
Thomas@swinesolutionsfl.com
https://www.SwineSolutionsFL.com

538.461
001

INVOICE

BILL TO
River Hall CDD
9220 Bonita Beach Road
Suite 214
Bonita Springs, FL 34135

INVOICE 366
DATE 08/24/2022
TERMS Net 30
DUE DATE 09/23/2022

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Trapping Service	Month to Month	1	1,650 00	1,650 00

BALANCE DUE

\$1,650.00

EXPENDITURES
AQUATIC MAINTENANCE
8.30.22

SW

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

Date	Invoice #
7/23/2022	2751

539.455
 001

Bill To
River Hall Community Dev District c/o Wrathell, Hunt & Associates, LLC 9202 Bonita Beach Rd, Ste 214 Bonita Springs, FL 34135

Terms	Due Date	Rep	Project
Due upon Receipt	7/23/2022	TJW	River Hall Entrance

Description	Amount
Project: River Hall Entrance Repair	
Labor and material to replace (10) Precast Concrete Ranch Rails and (1) Post.	3,625.00
GENERAL FUND ENTRY & WALLS MAINTENANCE 8.8.22	
	<i>SW</i>

Thank you for your business.		Total	\$3,625.00
Phone #	Fax #	Payments/Credits	\$0.00
239-208-4079	239-334-1399	Balance Due	\$3,625.00



Invoice Number 7-837-93688	Invoice Date Aug 01, 2022	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

Total Charges	USD	\$163.76	519.410
TOTAL THIS INVOICE	USD	\$163.76	001

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 7-837-93688	Invoice Amount USD \$163.76	Account Number [REDACTED]
--------------------------------------	---------------------------------------	-------------------------------------

Remittance Advice

Your payment is due by Sep 15, 2022

78379368840000163766756302515900000000000000001637660



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 7-837-93688	Invoice Date Aug 01, 2022	Account Number [REDACTED]	Page 3 of 5
--------------------------------------	-------------------------------------	-------------------------------------	----------------

Ship Date: Jul 27, 2022 **Cust. Ref.:** RIVER HALL RESIDENT LETT **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 18.75% to this shipment.
Distance Based Pricing, Zone 2
Package sent from: 34104 zip code
Package Delivered to Recipient Address Release Authorized

Automation	INET	Sender	Recipient	
Tracking ID	777489429094	SHANE WILLIS	TIMOTHY LANCASTER	
Service Type	FedEx Standard Overnight	WHA	3398 CHESTNUT GROVE DR.	
Package Type	FedEx Envelope	9220 BONITA BEACH ROAD	ALVA FL 33920 US	
Zone	02	BONITA SPRINGS FL 34135 US		
Packages	1			
Rated Weight	N/A	Transportation Charge		6.72
Delivered	Jul 28, 2022 12:30	Fuel Surcharge		1.15
Svc Area	A5	Residential Delivery		4.95
Signed by	see above	DAS Resi		4.70
FedEx Use	000000000/60449/02	Total Charge	USD	\$17.52

Ship Date: Jul 28, 2022 **Cust. Ref.:** RIVER HALL CDD 8.4.22 **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 18.75% to this shipment.
Distance Based Pricing, Zone 2

Automation	INET	Sender	Recipient	
Tracking ID	777518690560	Daphne Gillyard	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	1.0 lbs, 0.5 kgs	Transportation Charge		6.83
Delivered	Jul 29, 2022 10:07	Fuel Surcharge		0.48
Svc Area	A4			
Signed by	M.MORGAN	Total Charge	USD	\$7.31
FedEx Use	000000000/158093/			

Ship Date: Jul 28, 2022 **Cust. Ref.:** RIVER HALL CDD 8.4.22 **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 18.75% to this shipment.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address Release Authorized

Automation	INET	Sender	Recipient	
Tracking ID	777518690673	Daphne Gillyard	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	1.0 lbs, 0.5 kgs	Transportation Charge		6.83
Delivered	Jul 29, 2022 11:48	Fuel Surcharge		1.15
Svc Area	A5	Residential Delivery		4.95
Signed by	see above	DAS Resi		4.70
FedEx Use	000000000/158093/02	Total Charge	USD	\$17.63

Ship Date: Jul 28, 2022 **Cust. Ref.:** RIVER HALL CDD 8.4.22 **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 18.75% to this shipment.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address Release Authorized

Automation	INET	Sender	Recipient	
Tracking ID	777518690835	Daphne Gillyard	Shane Willis	
Service Type	FedEx Standard Overnight	WHA	744 Fairlawn Ct	
Package Type	FedEx Pak	2300 Glades Rd	MARCO ISLAND FL 34145 US	
Zone	02	BOCA RATON FL 33431 US		
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge		6.83
Delivered	Jul 29, 2022 11:56			

Continued on next page



Invoice Number 7-837-93688	Invoice Date Aug 01, 2022	Account Number [REDACTED]	Page 4 of 5
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Tracking ID: 777518690835 continued

Svc Area	A5	Fuel Surcharge	0.82
Signed by	see above	Residential Delivery	4.95
FedEx Use	000000000/158093/02	Total Charge	USD \$12.60

Ship Date: Jul 28, 2022	Cust. Ref.: RIVER HALL CDD 8.4.22	Ref.#2:
Payor: Third Party	Ref.#3:	

Fuel Surcharge FedEx has applied a fuel surcharge of 18.75% to this shipment.
 Distance Based Pricing, Zone 2
 Package Delivered to Recipient Address Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	777518690857	Daphne Gillyard	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	1.0 lbs, 0.5 kgs	Transportation Charge	6.83
Delivered	Jul 29, 2022 12:22	Fuel Surcharge	1.15
Svc Area	A5	Residential Delivery	4.95
Signed by	see above	DAS Resi	4.70
FedEx Use	000000000/158093/02	Total Charge	USD \$17.63

Ship Date: Jul 28, 2022	Cust. Ref.: RIVER HALL CDD 8.4.22	Ref.#2:
Payor: Third Party	Ref.#3:	

Fuel Surcharge FedEx has applied a fuel surcharge of 18.75% to this shipment.
 Distance Based Pricing, Zone 2
 Package Delivered to Recipient Address Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	777518690993	Daphne Gillyard	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	1.0 lbs, 0.5 kgs	Transportation Charge	6.83
Delivered	Jul 29, 2022 12:12	Fuel Surcharge	1.15
Svc Area	A5	Residential Delivery	4.95
Signed by	see above	DAS Resi	4.70
FedEx Use	000000000/158093/02	Total Charge	USD \$17.63

Ship Date: Jul 28, 2022	Cust. Ref.: RIVER HALL CDD 8.4.22	Ref.#2:
Payor: Third Party	Ref.#3:	

Fuel Surcharge FedEx has applied a fuel surcharge of 18.75% to this shipment.
 Distance Based Pricing, Zone 2
 Package Delivered to Recipient Address Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	777518691143	Daphne Gillyard	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	1.0 lbs, 0.5 kgs	Transportation Charge	6.83
Delivered	Jul 29, 2022 12:07	Fuel Surcharge	1.15
Svc Area	A5	Residential Delivery	4.95
Signed by	see above	DAS Resi	4.70
FedEx Use	000000000/158093/02	Total Charge	USD \$17.63



Invoice Number 7-837-93688	Invoice Date Aug 01, 2022	Account Number [REDACTED]	Page 5 of 5
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Ship Date: Jul 28, 2022 **Cust. Ref.:** RIVER HALL CDD 8.4.22 **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 18.75% to this shipment.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address Release Authorized

Automation	INET	Sender	Recipient	
Tracking ID	777518691213	Daphne Gillyard	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	1.0 lbs, 0.5 kgs	Transportation Charge		6.83
Delivered	Jul 29, 2022 12:04	Fuel Surcharge		1.15
Svc Area	A5	Residential Delivery		4.95
Signed by	see above	DAS Resi		4.70
FedEx Use	000000000/158093/02	Total Charge	USD	\$17.63

Ship Date: Jul 28, 2022 **Cust. Ref.:** RIVER HALL CDD 8.4.22 **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 18.75% to this shipment.
Distance Based Pricing, Zone 2

Automation	INET	Sender	Recipient	
Tracking ID	777518692209	Daphne Gillyard	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	1.0 lbs, 0.5 kgs	Transportation Charge		6.83
Delivered	Jul 29, 2022 09:37	Fuel Surcharge		0.48
Svc Area	A1			
Signed by	J.LOPEZ	Total Charge	USD	\$7.31
FedEx Use	000000000/158093/			

Ship Date: Jul 28, 2022 **Cust. Ref.:** RIVER HALL CDD 8.4.22 **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 18.75% to this shipment.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address Release Authorized

Automation	INET	Sender	Recipient	
Tracking ID	777518717088	Daphne Gillyard	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	5.0 lbs, 2.3 kgs	Transportation Charge		7.53
Delivered	Jul 29, 2022 14:31	Fuel Surcharge		0.87
Svc Area	A3	Residential Delivery		4.95
Signed by	see above	Total Charge	USD	\$13.35
FedEx Use	000000000/158117/02			

Third Party Subtotal	USD	\$163.76
Total FedEx Express	USD	\$163.76

FL GIS Solutions, LLC
12821 Fairway Cove Ct
Fort Myers, FL 33905
(239)565-3066
Felipel@flgis.com

Invoice 1044



BILL TO Chuck Adams River Hall Community Development District 9220 Bonita Beach Rd Suite 214 Bonita Springs, FL 34135	519.320 001	DATE 08/01/2022	PLEASE PAY \$775.00	DUE DATE 08/16/2022
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DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
07/03/2022	GIS Services	Landscape Area Updates - GIS Web Application	4	100.00	400.00
07/16/2022	GIS Services	Drainage Updates - GIS Web Application	1.25	100.00	125.00
07/28/2022	GIS Services	Plats Updates - GIS Web Application	2.50	100.00	250.00

Please pay ACH or send check to the address below. Thank you!

TOTAL DUE **\$775.00**

FL GIS Solutions, LLC
12821 Fairway Cove Ct
Fort Myers, FL 33905

THANK YOU.

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

Invoice 30245

539.464
001



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

DATE	PLEASE PAY	DUE DATE
07/31/2022	\$14,286.00	08/30/2022

DESCRIPTION	AMOUNT
Monthly Landscape Maintenance for July 2022	14,286.00

TOTAL DUE	<i>SW</i>	\$14,286.00
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THANK YOU.

GENERAL FUND
LANDSCAPE MAINTENANCE
8.9.22



519.480
001

ACCOUNT NAME R ver Ha Cdd		ACCOUNT # 6056	PAGE # 1 of 1
INVOICE # 0004818869	BILLING PERIOD Ju 1 Ju 31, 2022	PAYMENT DUE DATE August 20, 2022	
PREPAY (Memo Info) \$0.00	UNAPPLIED (included in amt due) \$0.00	TOTAL AMOUNT DUE \$1,997.22	
BILLING INQUIRIES/ADDRESS CHANGES 1 877 736 7612 or smb@ccc.gannett.com		FEDERAL ID 47 2493274	
Terms and Conditions Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less) Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited All funds payable in US dollars.			

BILLING ACCOUNT NAME AND ADDRESS River Hall Cdd C/O Wrathell, Hunt & Assoc LLC Daphne Gillyard 2300 Glades RD # 410W Boca Raton, FL 33431-8556

00000060560000000000000048188690019972210266

To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com. Previous account number: **471122**.

Date	Description	Amount
7/1/22	Ba ance Forward	\$1,390.06

Package Advertising:

Start-End Date	Description	Products	Run Dates	PO Number	Package Cost
7/15/22-7/22/22	0005333348 RIVER HALL COMMUNIT				\$607.16

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT



ACCOUNT NAME R ver Ha Cdd	PAYMENT DUE DATE August 20, 2022	AMOUNT PAID
ACCOUNT NUMBER 6056	INVOICE NUMBER 0004818869	

CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL AMOUNT DUE
\$607.16	\$1,225.70	\$164.36	\$0.00	\$0.00	\$0.00	\$1,997.22

REMITTANCE ADDRESS (Include Account# & Invoice# on check)

News-Press Media Group
P O Box 677583
Dallas, TX 75267-7583

TO PAY WITH CREDIT CARD PLEASE FILL OUT BELOW:

V SA MASTERCARD DISCOVER AMEX

Card Number _____
Exp Date ____/____/____ CVV Code _____
Signature _____ Date _____

00000060560000000000000048188690019972210266

Miscellaneous Notices



Published in The News-Press on July 15, 2022

Location

Lee County,

Notice Text

RIVER HALL COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING. The Board of Supervisors ("Board") of the River Hall Community Development District ("District") will hold a public hearing on August 4, 2022 at 3:30 p.m., at the River Hall Town Hall Center, located at 3089 River Hall Parkway, Alva, Florida 33920 for the purpose of hearing comments and objections on the adoption of the proposed budget ("Proposed Budget") of the District for the fiscal year beginning October 1, 2022, and ending September 30, 2023 ("Fiscal Year 2022/2023"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office"), during normal business hours or by visiting the District's website, <https://riverhallcdd.org/>. The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. Even if the hearing is conducted in person, there may be occasions when Board Supervisors or District Staff may participate by speaker telephone. Any person requiring special accommodations at the hearing and meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. District Manager Publication: July 15, 22, 2022 2T #5333348



INVOICE

Invoice Number: PI-A00868362
Invoice Date: 08/01/22

Voice: (888) 480-5253 Fax: (888) 358-0088

538.461
001

PROPERTY: River Hall CDD

SOLD TO: River Hall CDD
 c/o Wrathell, Hunt & Associates, LLC
 9220 Bonita Beach Road Suite #214
 Bonita Springs, FL 34135

CUSTOMER ID	CUSTOMER PO	Payment Terms	
R0194		Net 30	
Sales Rep ID	Shipment Method	Ship Date	Due Date
Jeff Moding			08/31/22

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR11734 08/01/22 - 08/31/22 Wetlands Management Services		5,193.91	5,193.91
1	Lake & Pond Management Services SVR11792 08/01/22 - 08/31/22 Lake & Pond Management Services		7,458.00	7,458.00
1	Lake & Pond Management Services SVR11793 08/01/22 - 08/31/22 Fountain Maintenance Services		53.50	53.50

PLEASE REMIT PAYMENT TO:

1320 Brookwood Drive, Suite H
 Little Rock, AR 72202

Subtotal	12,705.41
Sales Tax	0.00
Total Invoice	12,705.41
Payment Received	0.00
TOTAL	12,705.41

Swine Solutions

12013 Rose Ln
Riverview, FL 33569 US
Thomas@swinesolutionsfl.com
https://www.SwineSolutionsFL.com

538.461
001

INVOICE

BILL TO
River Hall CDD
9220 Bonita Beach Road
Suite 214
Bonita Springs, FL 34135

INVOICE 359
DATE 07/22/2022
TERMS Net 30
DUE DATE 08/21/2022

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Trapping Service	Month to Month	1	1,650 00	1,650 00

July Service BALANCE DUE *SW* **\$1,650.00**

**GF EXPENDITURES
AQUATIC MAINTENANCE
7.29.22**

Wrathell, Hunt & Associates, LLC

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

Invoice

Date	Invoice #
8/1/2022	2021-1630

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		375.00
<i>Building client relationships one step at a time ...</i>			Total \$4,125.00

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

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 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)

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

41 Ms. Brown voiced her opinion that Hampton Lakes residents should be the ones to
42 decide where to install the fence and that it consist of the same materials used in the other
43 communities. She referenced an area map and stated her belief that residents should not have
44 to lose access to a portion of their property because of a Portico issue. Mr. Willis listed
45 proposals he obtained for different fencing materials and noted the aluminum fence quote was
46 \$85,000.

47 Discussion ensued regarding access points and addressing privacy concerns.

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

51 Discussion ensued regarding enforcing the CDD parking policy.

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

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

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

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

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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

102 This item was discussed during the Second Order of Business.

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

104 **This item was an addition to the agenda.**

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

110

111 **FIFTH ORDER OF BUSINESS**

**Update: School Overflow Parking onto
River Hall Parkway**

112

113

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

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

118

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

122

123

124 **SIXTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial
Statements as of July 31, 2022**

125

126

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

130

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

133

134

135 SEVENTH ORDER OF BUSINESS

Approval of August 4, 2022 Public Hearing
and Regular Meeting Minutes136
137

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

139 The following changes were made:

140 Line 27: Change "Resident" to "Deputy Chief, Fire Department"

141 Line 98: Change "Resident" to "Mr."

142

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

146

147

148 EIGHTH ORDER OF BUSINESS

Staff Reports

149

150 A. District Engineer: *Hole Montes*

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

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

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

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

- 159
- NEXT MEETING DATE: October 6, 2022 at 3:30 P.M.

160

- QUORUM CHECK

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

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

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

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

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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.

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Secretary/Assistant Secretary

Chair/Vice Chair

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RIVER HALL COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE

LOCATION

River Hall Town Hall Center, located at 3089 River Hall Parkway, Alva, Florida 33920

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 6, 2022	Regular Meeting	3:30 PM
November 3, 2022	Regular Meeting	3:30 PM
December 1, 2022	Regular Meeting	3:30 PM
January 5, 2023	Regular Meeting	3:30 PM
February 2, 2023	Regular Meeting	3:30 PM
March 2, 2023	Regular Meeting	3:30 PM
April 6, 2023	Regular Meeting	3:30 PM
May 4, 2023	Regular Meeting	3:30 PM
June 1, 2023	Regular Meeting	3:30 PM
July 6, 2023	Regular Meeting	3:30 PM
August 3, 2023	Public Hearing & Regular Meeting	3:30 PM
September 7, 2023	Regular Meeting	3:30 PM

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