

RIVER HALL

COMMUNITY DEVELOPMENT

DISTRICT

November 3, 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

October 27, 2022

ATTENDEES:
Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Board of Supervisors
River Hall Community Development District

Dear Board Members:

The Board of Supervisors of the River Hall Community Development District will hold a Regular Meeting on November 3, 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 September 30, 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: December 1, 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
	<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
SEPTEMBER 30, 2022**

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 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	\$ 925,065	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 925,065
Investments							
SBA	5,321	-	-	-	-	-	5,321
Reserve A-1	-	-	206,925	75,400	-	-	282,325
Reserve A-2	-	-	-	412,550	-	-	412,550
Revenue A-1	-	-	145,413	142,878	-	-	288,291
Revenue A-2	-	-	-	139,490	-	-	139,490
Prepayment A-1	-	-	-	65	-	-	65
Construction	-	-	-	-	-	225,306	225,306
Due from general fund	-	-	-	20,404	-	-	20,404
Due from capital projects fund	-	8	-	-	-	-	8
Deposits	1,622	-	-	-	-	-	1,622
Assessments receivable	108	-	76	269	-	-	453
Total assets	<u>\$ 932,116</u>	<u>\$ 8</u>	<u>\$ 352,414</u>	<u>\$ 791,056</u>	<u>\$ -</u>	<u>\$ 225,306</u>	<u>\$ 2,300,900</u>
LIABILITIES AND FUND BALANCES							
Liabilities:							
Accounts payable	\$ 67,544	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 67,544
Due to debt service fund 2011	-	-	-	-	8	-	8
Due to debt service fund 2021A1	20,404	-	-	-	-	-	20,404
Total liabilities	<u>87,948</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>8</u>	<u>-</u>	<u>87,956</u>
Fund balances:							
Nonspendable							
Prepaid and deposits	1,622	-	-	-	-	-	1,622
Restricted for:							
Debt service	-	8	352,414	791,056	-	-	1,143,478
Capital projects	-	-	-	-	(8)	225,306	225,298
Assigned to:							
Operating capital	145,000	-	-	-	-	-	145,000
Disaster recovery	250,000	-	-	-	-	-	250,000
Unassigned	447,546	-	-	-	-	-	447,546
Total fund balances	<u>844,168</u>	<u>8</u>	<u>352,414</u>	<u>791,056</u>	<u>(8)</u>	<u>225,306</u>	<u>2,212,944</u>
Total liabilities and fund balances	<u>\$ 932,116</u>	<u>\$ 8</u>	<u>\$ 352,414</u>	<u>\$ 791,056</u>	<u>\$ -</u>	<u>\$ 225,306</u>	<u>\$ 2,300,900</u>

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED SEPTEMBER 30, 2022**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll: net	\$ 108	\$ 593,670	\$ 584,451	102%
Assessment levy: off-roll	-	130,870	130,870	100%
Interest and miscellaneous	11	45	500	9%
Total revenues	<u>119</u>	<u>724,585</u>	<u>715,821</u>	101%
EXPENDITURES				
<i>Legislative</i>				
Supervisor	1,000	12,000	12,000	100%
<i>Financial & administrative</i>				
District management	3,750	45,000	45,000	100%
District engineer	4,389	35,013	25,000	140%
Trustee	12,094	12,094	7,100	170%
Tax collector/property appraiser	-	5,436	5,653	96%
Assessment roll prep	375	4,500	4,500	100%
Auditing services	-	3,390	3,300	103%
Arbitrage rebate calculation	-	-	650	0%
Public officials liability insurance	-	3,303	3,600	92%
Legal advertising	-	2,592	1,100	236%
Bank fees	239	239	350	68%
Dues, licenses & fees	-	175	175	100%
Postage	25	1,823	1,300	140%
ADA website compliance	-	210	210	100%
Website maintenance	-	705	705	100%
<i>Legal counsel</i>				
District counsel	945	17,876	12,000	149%
<i>Electric utility services</i>				
Utility services	1,054	11,737	9,000	130%
Street lights	154	1,576	2,000	79%
<i>Stormwater control</i>				
Fountain service repairs & maintenance	-	53	6,000	1%
Aquatic maintenance	14,355	160,487	160,000	100%
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 SEPTEMBER 30, 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	-	8,135	5,000	163%
Landscape maintenance	29,636	202,037	195,000	104%
Irrigation repairs & maintenance	528	2,870	2,500	115%
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	-	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>68,544</u>	<u>600,003</u>	<u>614,093</u>	98%
Excess/(deficiency) of revenues over/(under) expenditures	(68,425)	124,582	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	(68,425)	150,920	101,728	
Fund balances - beginning	912,593	693,248	673,643	
Assigned				
Operating capital	145,000	145,000	145,000	
Disaster recovery	250,000	250,000	250,000	
Unassigned	449,168	449,168	380,371	
Fund balances - ending	<u>\$ 844,168</u>	<u>\$ 844,168</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 SEPTEMBER 30, 2022**

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

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2020A
FOR THE PERIOD ENDED SEPTEMBER 30, 2022**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll	\$ 76	\$ 419,010	\$ 414,720	101%
Lot closings	-	4,631	-	N/A
Interest	504	1,123	-	N/A
Total revenues	<u>580</u>	<u>424,764</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	580	11,177	1,132	
Fund balances - beginning	351,834	341,237	341,030	
Fund balances - ending	<u>\$ 352,414</u>	<u>\$ 352,414</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 SEPTEMBER 30, 2022**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll	\$ 269	\$ 1,476,162	\$ 1,461,048	101%
Special assessment: off-roll	20,404	118,652	118,652	100%
Interest	1,100	2,466	-	N/A
Total revenues	<u>21,773</u>	<u>1,597,280</u>	<u>1,579,700</u>	101%
EXPENDITURES				
Debt service				
Principal (A-1)	-	485,000	485,000	100%
Principal prepayment (A-1)	-	5,000	-	N/A
Principal (A-2)	-	530,000	530,000	100%
Interest (A-1)	-	170,006	169,969	100%
Interest (A-2)	-	186,188	186,188	100%
Total debt service	<u>-</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>-</u>	<u>1,425,644</u>	<u>1,371,157</u>	104%
Excess/(deficiency) of revenues over/(under) expenditures	21,773	171,636	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	21,773	179,021	208,543	
Fund balances - beginning	769,283	612,035	559,241	
Fund balances - ending	<u>\$ 791,056</u>	<u>\$ 791,056</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 SEPTEMBER 30, 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 SEPTEMBER 30, 2022**

	Current Month	Year To Date
REVENUES		
Interest	\$ 324	\$ 771
Total revenues	324	771
EXPENDITURES		
Construction in progress	-	2,234,715
Total expenditures	-	2,234,715
Excess/(deficiency) of revenues over/(under) expenditures	324	(2,233,944)
Fund balances - beginning	224,982	2,459,250
Fund balances - ending	\$ 225,306	\$ 225,306

River Hall Community Development District
Check Detail
September 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	2549	09/01/2022	PAUL ASFOUR	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	2550	09/01/2022	MICHAEL MORASH	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	2551	09/01/2022	KENNETH MITCHE...	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	2552	09/01/2022	MICHAEL F HAGEN	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	2553	09/01/2022	ROBERT STARK	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00

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

**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.**

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124 **SIXTH ORDER OF BUSINESS**

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

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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

**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.**

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135 SEVENTH ORDER OF BUSINESS

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

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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

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

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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 CANCELED	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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Wrathell, Hunt and Associates, LLC

TO: River Hall CDD Board of Supervisors
FROM: Shane Willis – Operations Manager
DATE: November 3, 2022
SUBJECT: Status Report – Field Operations

Landscape Activities: I will provide a verbal update at the meeting, still gathering information about storm clean up etc.

Swine Solutions: One trap currently in CE15 and one in Wetland 30. To date the trapper has removed **31** adult hogs and **5** juveniles.

Pressure Cleaning Underway: Sidewalks, Curbs, Decorative Fence, Pillars, Entrance Sign, & Bell Tower.

4031 East Hampton Circle Bench: Letter to homeowner went out the week of May 16th. District Counsel sent a letter on 7.12.22 followed up with an email from the District Manager on 7.26.22. As of 8.10.22 the bench has not been removed.

Chestnut Grove Lake Bank: Letters sent to two homeowners 7.26.22. Both homeowners have accepted Gulfscapes proposals and will be having the repairs made. Repairs to the lake bank will be scheduled once the homeowner's repairs are completed.

Portico Boundary Fence:

- Agreement with Carter Fence is executed at \$80,950.00
- LDO has been submitted
- 1 landscape proposal in hand, sourcing others

Builder Silt Fences: Ongoing issue, myself and Cleo have contacted multiple builders and HOAs about ensuring silt fences are installed properly to protect the District's stormwater system.

Insects/Midge Flies: Numerous phone calls about this issue, referred them to the mosquito control district and also provided some addition educational information.