

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

The Board of Supervisors of the River Hall Community Development District held 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.

Present were:

Ken Mitchell	Chair
Robert Stark	Vice Chair
Paul D. Asfour	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
Sally Shown	Resident
Doug Mitro	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 and Stark, were present. Supervisor Morash was not present. One seat was vacant.

SECOND ORDER OF BUSINESS

Public Comments (3 minutes per speaker)

There were no public comments.

THIRD ORDER OF BUSINESS

Developer Update

Mr. Adams stated the Developer did not have any updates and he was informed that the Developer would like the Board to consider an additional bond issue for Assessment Area

#4 (AA#4), which would be a 2022A bond, generally valued at \$7.4 million, though the issuance amount would be \$3.8 million and \$1.4 million of that would be used to pay off the 2021A2 bonds. Between the costs of issuance, debt service reserve and capitalized interest, the bond issue would net \$900,000 for the construction of 195 units of a 50' product type.

Resident Sally Shown asked why the bond was not paid off at a lower interest rate.

Mr. Adams explained that the 2021A2 bond is the short-term bond, which has nothing to do with the homeowners; whereas, the 2021A1 bond remains in place and homeowners will continue to make those debt assessment payments as previously set.

FOURTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of September 30, 2022

Mr. Adams presented the Unaudited Financial Statements as of September 30, 2022 and responded to questions regarding why the trustee and utility services line items were so high.

The financials were accepted.

FIFTH ORDER OF BUSINESS

Approval of September 1, 2022 Regular Meeting Minutes

Mr. Mitchell presented the September 1, 2022 Regular Meeting Minutes. The following change was made:

Line 52: Change "POA" to "HOA"

On MOTION by Mr. Stark and seconded by Mr. Asfour, with all in favor, the September 1, 2022 Regular Meeting Minutes, as amended, were approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Engineer: *Hole Montes*

There was no report.

Asked if the drainage issue at 16092 Herons View Drive was resolved, Mrs. Adams replied affirmatively.

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

Mr. Urbancic stated the new Supervisors that are elected on November 8, 2022, will become official as of November 22, 2022. He noted that the next Regular meeting will be in December.

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

- **NEXT MEETING DATE: December 1, 2022 at 3:30 P.M.**
 - **QUORUM CHECK**

All Supervisors confirmed their attendance at the December 1, 2022 meeting.

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

Mr. Willis presented the November Field Operations Report and highlighted the following:

- The bench was removed.
- There are FEMA delays on pickup of vegetation debris.
- Shrubs, trees and plants will be fertilized at the end of the month.
- Pine straw will be installed on December 8, 2022.

Asked about the fence installation project adjacent to Portico, Mr. Willis stated the permits and the Notice of Commencement (NOC) were submitted to the County and Staff is awaiting approval before scheduling the installation with the contractor.

Mrs. Adams reported the following:

- Pine straw installations will occur on December 8 and 9, 2022.
- The palms and hardwood trees will all be trimmed during December.
- One lake has yet to be turned over to the CDD.
- The Hurricane Ian debris removal cost was \$4,500.
- The berm restoration project was placed on hold until the dry season.

Discussion ensued regarding lake maintenance, water level in the lake near the 9th Tee box, irrigation repair reimbursement from the fire department, Florida Power & Light (FPL) easement, Texas Crossing and the water management system.

SEVENTH ORDER OF BUSINESS

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

A Fort Myers Fire Department representative announced that mosquito traps are being donated by Mosquito Control and two traps can be provided per home.

EIGHTH ORDER OF BUSINESS

Supervisors' Comments/Requests

Mr. Stark stated that there is a broken segment on the fence at River Hall Parkway, a chain link fence is down on Windsor Way and Lennar is not sodding the rear of the lots nor tidying the lake bank.

Mr. Willis stated he is aware and addressing the fence issues.

In response to Mr. Asfour's question, Mr. Adams stated that the construction amount for the bond previously discussed will be \$1.58 million instead of \$900,000.

Mr. Mitchell expressed concern regarding motorists parking on River Hall Parkway and stated that, if Officer Matthews was present, he would have inquired about the number of warnings issued and tickets issued to violators. Mr. Willis and Mrs. Adams explained that, after the hurricane, the Lee County Sheriff's Department canceled all special duties while under a state of emergency.

Discussion ensued regarding ongoing construction by Lennar, a gate conveyance and the Hampton Lakes HOA.

Resident Doug Mitro reported that a lamppost was knocked over at the median.

Mrs. Adams would include this item on her punch list.


NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Asfour and seconded by Mr. Stark, with all in favor, the meeting adjourned at 4:12 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair