

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

The Board of Supervisors of the River Hall Community Development District held a Regular Meeting on December 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
Daniel J. Block	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
Carl Barraco	Barraco & Associates
Grady Miars	GreenePointe
David Kraizgrun	Pinnacle Development/Cascades Developer
Anthony Wilson	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 3:31p.m. All Supervisors were present.

**SECOND ORDER OF BUSINESS**

**Public Comments (3 minutes per speaker)**

Referencing a map, David Kraizgrun, of Pinnacle Development (Pinnacle), who is the Cascades Developer, indicated that 22 units will be reallocated from Ashton Oaks to the Cascades, Phase 3. He asked the CDD to move the operation and maintenance (O&M) assessment on the 22 units over to the Cascades so that he can continue to collect on 42 units

and noted that five of the 42 lots were never in the system. Asked if the units were assessed by the CDD, Mr. Kraizgrun stated that the 42 units were assessed for O&M.

Discussion ensued about O&M assessments, acreage allocation, Cascades assessment amount, street frontage and the impact the allocation will have on the CDD’s budget.

Resident Anthony Willson reported that there was street flooding after Hurricane Ian that took two or three days to recede in front of 3283 and 3284 Hampton Lakes Drive.

Discussion ensued regarding drainage maps, HOA drainage pipe ownership, pipe maintenance, roadside catch basins, lake connection pipes, lake bank erosion from unfinished lots, road drainage and berms. Staff will ask MRI to inspect the area and prepare a report.

**THIRD ORDER OF BUSINESS**

**Developer Update**

This item was presented following the Fifth Order of Business.

**FOURTH ORDER OF BUSINESS**

**Administration of Oath of Office to Newly Elected Supervisors [SEATS 4 & 5] *(the following will be provided in a separate package)***

Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. Robert Stark and Mr. Daniel Block. He provided and briefly explained the following items:

- A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- B. Membership, Obligations and Responsibilities**
- C. Financial Disclosure Forms**
  - I. Form 1: Statement of Financial Interests**
  - II. Form 1X: Amendment to Form 1, Statement of Financial Interests**
  - III. Form 1F: Final Statement of Financial Interests**
- D. Form 8B: Memorandum of Voting Conflict**

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-01, Designating Certain Officers of the District, and Providing for an Effective Date**

Mr. Adams presented Resolution 2023-01. Mr. Morash nominated the following slate of officers:

Chair	Kenneth D. Mitchell
Vice Chair	Robert Stark
Secretary	Chuck Adams
Assistant Secretary	Paul Asfour
Assistant Secretary	Daniel J. Block
Assistant Secretary	Michal Morash
Assistant Secretary	Craig Wrathell

No other nominations were made. Prior appointments by the Board for Treasurer and Assistant Treasurer remain unaffected by this Resolution.

**On MOTION by Mr. Morash and seconded by Mr. Asfour, with all in favor, Resolution 2023-01, Designating Certain Officers of the District, as nominated, and Providing for an Effective Date, was adopted.**

▪ **Developer Update**

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

Mr. Miars provided the following update:

- Sales continue to be robust in River Hall; there were eight sales at Hampton Lakes last month and a total of 115 year-to-date, compared to the prior year total of 122. There were 12 sales in River Hall Country Club (RHCC) last month and a total of 108 year-to-date.
- New home sales across the country are very slow, except for Florida and Texas.
- It was doubtful that there will be a catastrophic housing crisis because most homeowners have a 2% to 3% interest rate and foreclosures, nationwide, are in the thousands instead of in the millions.
- Prices in Florida, year-over-year, have increased by 3% to 4% but may decrease in 2023.
- Builders are dropping land deals and positions on a regular basis.
- All the temporary gates are installed and all permanent gates will be installed within the next few weeks. In Hampton Lakes, all permanent gates are installed but are not yet operational because a transformer malfunctioned and is in the process of being repaired.

- The new company will begin manning the guard gate in early January. The gates will be de-activated on Sundays until the transformer is repaired.
- In Hampton Lakes, 195 or 197 lots are currently undergoing the permitting process. Construction on the lots and the bond issuance process will be in January or February and the permits should be issued before the end of the year.

A Board Member reported that the storm damaged all the fencing in Portico and asked about fence replacement. Mr. Miars will investigate and provide an answer at a later date.

Discussion ensued regarding construction, permitting and a vandalism incident that was not reported to the local police. Mr. Asfour asked the Board and Staff to make sure that a police report is recorded the next time there is an issue with vandals.

Mr. Asfour asked if he can abstain from votes on today’s agenda items since he has not had the opportunity to review the reports and bond documents. Mr. Urbancic stated the general rule is, if a Board Member is present, he or she must vote in some capacity.

**SIXTH ORDER OF BUSINESS**

**Presentation of Supplement #2 to the Engineer’s Report**

Mr. Barraco distributed and presented an updated version of Supplement #2 to the Engineer’s Report dated December 1, 2022. Because it is almost 2023, all references to Project 2022-A were changed to Project 2023-A and a minor change was made to Table 3, on Page 11. The total estimated cost of the improvements, with a 20% contingency, is \$7,464,000, which was recently updated from \$7,466,000.

Discussion ensued regarding the amount of the bond issue, Assessment Area 4 (AA#4), Assessment Area 3 (AA#3), perimeter boundary improvements, a performance bond, the security budget, the Developer and construction and permit plans.

Mr. Asfour asked what perimeter boundary improvements were completed in AA#3.

Mr. Barraco will compile and present construction and permit plans for AA#3 and AA#4.

**SEVENTH ORDER OF BUSINESS**

**Presentation of Special Assessment Methodology Reports**

Mr. Adams presented the following:

**A. Master Special Assessment Methodology Report for Assessment Area 4**

The Master Special Assessment Methodology Report will initiate the distribution of the notice to the current property owners for the assessment public hearing for AA#4 and sets the maximum assessment level for assessment purposes.

**B. Third Supplemental Special Assessment Methodology Report for Assessment Area 4**

The Third Supplemental Special Assessment Methodology Report provides a financing plan for AA#4 and allocates the costs of the improvements outlined in Supplement #2 to the Engineer’s Report. Throughout both Reports, all references to the 2022-A project were changed to 2023-A and the total cost estimate changed from \$7,466,000 to \$7,464,000.

In response to a question regarding an administrative 10% reduction for the minimum lot size, Mr. Miars stated that 50’ lots were submitted to Lee County.

Discussion ensued about the Master and Supplemental Methodology Reports, \$3.8 million bond issue amount, construction costs, scope of work, bond assessment apportionment per unit, burden on 195 lot owners to pay off the bond from another area and the next steps.

Mr. Asfour asked if District Counsel recommends deferring a vote of the Methodology Reports. Mr. Urbancic felt that the assessment process can commence with regard to the Master Methodology as that is what is being levied and the Board will not be authorizing issuance of bonds today; the Board is only considering the assessment process and setting a public hearing in January.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-02, Declaring Special Assessments; Indicating the Location, Nature and Estimated Cost of those Improvements Which Cost is to be Defrayed in Whole or in Part by the Special Assessments; Providing the Portion of the Estimated Cost of the Improvements to be Defrayed In Whole or in Part by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall be Made; Providing When Such Special Assessments Shall be Made; Designating Lands Upon Which the Special Assessments Shall be Levied; Providing for an Assessment Plat; Adopting a**

**Preliminary Assessment Roll; Providing for a Public Hearing to Consider the Advisability and Propriety of Said Assessments and the Related Improvements; Providing for Notice of Said Public Hearing; Providing for Publication of this Resolution; Providing for Conflicts, Providing for Severability and Providing an Effective Date**

Mr. Urbancic stated this Resolution starts the multi-step assessment process. Resolution 2023-02, the Adoption Resolution, incorporates the Master Engineer’s Report and the Master Assessment Methodology Report. Resolution 2023-03 sets the public hearing for January, at which the special assessments will be finalized.

Mr. Block asked when the lot prices will be reduced.

Mr. Adams stated that the Supplemental Report is not to be voted on today, it is strictly to give Board Members an idea of the next steps, which will be determined between now and the next meeting.

**On MOTION by Mr. Morash and seconded by Mr. Block, with Mr. Morash in favor, and Mr. Asfour, Mr. Mitchell, Mr. Stark and Mr. Block dissenting, Resolution 2023-02, Declaring Special Assessments; Indicating the Location, Nature and Estimated Cost of those Improvements Which Cost is to be Defrayed in Whole or in Part by the Special Assessments; Providing the Portion of the Estimated Cost of the Improvements to be Defrayed In Whole or in Part by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall be Made; Providing When Such Special Assessments Shall be Made; Designating Lands Upon Which the Special Assessments Shall be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for a Public Hearing to Consider the Advisability and Propriety of Said Assessments and the Related Improvements; Providing for Notice of Said Public Hearing; Providing for Publication of this Resolution; Providing for Conflicts, Providing for Severability and Providing an Effective Date, was not adopted. (Motion failed 4-1)**

**NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-03, Setting a Public Hearing to be Held on January 5, 2023 at 3:30 P.M., at River Hall Town Hall Center, 3089 River Hall Parkway,**

**Alva, Florida 33920, for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property Within the District Generally Described as the River Hall Community Development District in Accordance with Chapters 170, 190 and 197, Florida Statutes; Providing for Conflicts, Providing for Severability and Providing an Effective Date**

**TENTH ORDER OF BUSINESS**

**Consideration of FMSbonds, Inc., Rule G-17 Disclosure Letter**

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Akerman, LLP, Bond Counsel Services Engagement Letter**

**TWELFTH ORDER OF BUSINESS**

**Consideration of U.S. Bank Trust Company, National Association, Trustee Services Engagement Letter**

The Ninth, Tenth, Eleventh and Twelfth Orders of Business were deferred.

**THIRTEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-04, Relating to the Amendment of the General Fund Portion of the Budget for the Fiscal Year Beginning October 1, 2021 and Ending September 30, 2022; and Providing for an Effective Date**

Mr. Adams presented Resolution 2023-04.

**On MOTION by Mr. Asfour and seconded by Mr. Morash, with all in favor, Resolution 2023-04, Relating to the Amendment of the General Fund Portion of the Budget for the Fiscal Year Beginning October 1, 2021 and Ending September 30, 2022; and Providing for an Effective Date, was adopted.**

**FOURTEENTH ORDER OF BUSINESS**

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

Mr. Adams presented the Unaudited Financial Statements as of October 31, 2022 and responded to questions.

The financials were accepted.

**FIFTEENTH ORDER OF BUSINESS**

**Approval of November 3, 2022 Regular Meeting Minutes**

Mr. Mitchell presented the November 3, 2022 Regular Meeting Minutes. The following change was made:

Lines 23 and 120: Change "Mitrow" to "Mitro"

**On MOTION by Mr. Morash and seconded by Mr. Stark, with all in favor, the November 3, 2022 Regular Meeting Minutes, as amended, were approved.**

**SIXTEENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Engineer: *Hole Montes***

Mr. Krebs reported the following:

- Met with Ms. Melissa Roberts, from the South Florida Water Management District (SFWMD) at the Florida Power & Light (FPL) easement and reviewed the original Texas Crossing.
- A second depression has developed in the area.
- Mr. Krebs asked if the Board is interested in filling in the Texas Crossing. He estimated that 200 cubic yards of fill will cost approximately \$50,000.

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

There was no report.

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

- **NEXT MEETING DATE: January 5, 2023 at 3:30 P.M.**
  - **QUORUM CHECK**

All Supervisors confirmed their attendance at the January 5, 2023 meeting.

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

Mr. Willis presented the December Field Operations Report.

The Board and Staff discussed signage installations and the Portico boundary fence.



**SEVENTEENTH ORDER OF BUSINESS**

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

There were no public comments.

**EIGHTEENTH ORDER OF BUSINESS**

**Supervisors' Comments/Requests**

In response to Mr. Stark's request, Mr. Adams will facilitate the connection of all Board Members' emails on the CDD website to their private/personal emails.

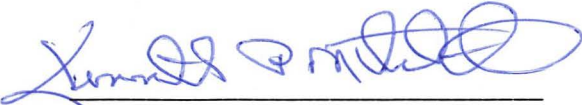
**NINETEENTH ORDER OF BUSINESS**

**Adjournment**

<p><b>On MOTION by Mr. Morash and seconded by Mr. Asfour, with all in favor, the meeting adjourned at 5:23 p.m.</b></p>
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair