

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

The Board of Supervisors of the River Hall Community Development District held a Regular Meeting on February 2, 2023 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 (via telephone)	District Engineer
Carl Barraco	Barraco & Associates
Grady Miars	GreenPointe
Ean Sims (via telephone)	SOLitude Lake Management (SOLitude)
Angie Zishkow	Resident
Bob Cunningham	Resident
Dan Block	Resident
Sally Shown	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 3:30 p.m. All Supervisors were present.

**SECOND ORDER OF BUSINESS**

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

Resident Angie Zishkow asked about the CDD assessment levy and if it can be paid in advance without paying interest. Mr. Adams stated the \$1,252.36 CDD assessment on the tax

bill has two parts. One is the \$1,013.42 debt service portion that pays the bond debt and the other is the \$238.94 Operations and Maintenance portion. Homeowners can pay off the debt service portion by calling Management's office for the payoff amount, which consists of accrued interest for the payment period plus outstanding principal. The O&M portion of the bill cannot be "paid off" in advance, as it is for the annual operating costs of the CDD.

Resident Bob Cunningham stated he represents the River Hall Country Club (RHCC) HOA and was recently informed that there is confusion about which entity is responsible for maintaining the drains. He referred to a drainage map showing what percentage are the responsibility of the RHCC which are the CDD's responsibility. He suggested both entities produce an agreement identifying each entity's long-term responsibilities. He stated that the HOA is paying for lawn maintenance on CDD-owned property, within the RHCC and wondered if that can be resolved. Mr. Adams stated Staff received a copy of the drainage map and started a dialogue with Mr. Barraco regarding the drains.

Resident Dan Block stated he represents the Hampton Lakes (HL) HOA Board, which recently discussed adding a budget line item to clean out the catch basins. He asked for a map outlining which catch basins are HL-owned and which are CDD-owned. Mr. Adams stated Staff will research Mr. Block's request.

**THIRD ORDER OF BUSINESS****Developer Update**

Mr. Miars provided the following update:

- Sales: There was a good start to January. Lennar had six sales and Pulte had five. The price points are trending at a high level. The spring season kickoff started yesterday and there were nine sales in RHCC at \$600,000.
- Mailboxes: Per the post office, it is the Developer's responsibility and they had no choice in the matter. Staff is working with the builders to complete the mailboxes.
- The contract amendment will be finalized in May or June.

Discussion ensued regarding the need for a fence to keep ATVs out of the preserves, permitting, access points into the RHCC and the CDD's options regarding the fence and wall between Portico and Hampton.

Mr. Barraco will modify the Development Order (DO) to add fencing. Mr. Block will coordinate with Mr. Barraco and Mr. Stark about the fence.

**FOURTH ORDER OF BUSINESS**

**Discussion: Use of Construction Funds in 2020A Bond Area**

Mr. Adams recalled a request at a previous meeting for a breakdown of construction fund expenditures. He presented an email exchange between himself and Mr. Krebs, listing the requisitions that were made. Regarding excavation costs, Mr. Krebs stated some requisitions have it broken out but others were not broken out and those were left under "Drainage." So, a portion of the \$2.3 million includes excavation costs of the lake that is included in the requisition.

Regarding the BAI invoices, Mr. Adams stated they are for Engineering.

**FIFTH ORDER OF BUSINESS**

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

Mr. Barraco distributed an exhibit that was omitted from the Report. He reviewed Supplement #2 to the Engineer's Report, dated February 2, 2023, and noted the following:

- Page 3, Section 1.1, fourth bullet point: Four parcels with cost estimates will be added to the additional 195 units within the original Assessment Area #4.
- Before any additional debt is added to those parcels, the previous debt will be paid off in one lump sum.

Mr. Mitchell summarized that the cost estimates outlined on Page 10 are construction cost estimates for the improvements that the CDD will undertake.

**SIXTH ORDER OF BUSINESS**

**Presentation of Fourth Supplemental Special Assessment Methodology Report for Assessment Area 4 and Parcels C, H, Z and K2**

Mr. Adams presented the Fourth Supplemental Special Assessment Methodology Report for Assessment Area 4 and Parcels C, H, Z and K2, dated February 2, 2023. He reviewed

the pertinent data in each section, particularly the Series 2023A Project, the financing program, benefit allocation and debt assignment by area on a per acre basis, lienability test, True-up Mechanism and the Assessment Tables on Pages 12 through 14.

Mr. Adams pointed out that Parcels C, H, Z and K2 currently have outstanding debt in a total amount of \$1.7 million, which will be extinguished prior to the bond issuance.

Mr. Asfour stated he found discrepancies when he compared Tables 2 and 5 and calculated the cost per unit by dividing the amount by the number of units to determine the benefit per unit, amortized it over 30 years at the current interest rates. He asked why the assessment per unit far exceeds the benefit per unit in Parcels C, H and K2.

Mr. Asfour will email his spreadsheet and calculations to Mr. Adams.

Discussion ensued regarding the Methodology, bond issuance, acreage, frontage, Equivalent Residential Units (ERUs), increased construction costs, construction cost allocation, a system of improvements based on equivalency ratings, cost estimates for each section, a 20% contingency to the CDD and market trends.

**SEVENTH 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 presented Resolution 2023-02, which accomplishes the following:

- Declares the special assessments, using the Engineer’s and the Methodology Reports, just discussed.
- Designates the project and the total costs of \$11,293,200.
- Declares that assessments will be levied to defray a \$13,650,000 bond issue.
- Declares that the assessments will be repaid in the manner set forth in the Assessment Methodology.

Mr. Asfour asked if District Counsel recommends adoption of the Resolution despite the questions raised about the numbers. Mr. Urbancic replied affirmatively.

**On MOTION by Mr. Morash and seconded by Mr. Stark, with Mr. Morash, Mr. Stark, Mr. Mitchell and Mr. Block in favor, and Mr. Asfour 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 adopted. (Motion passed 4-1)**

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-03, Setting a Public Hearing to be Held on April 6, 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**

Mr. Urbancic presented Resolution 2023-03.

**On MOTION by Mr. Stark and seconded by Mr. Morash, with Mr. Stark, Mr. Morash, Mr. Mitchell and Mr. Block in favor, and Mr. Asfour dissenting, Resolution 2023-03, Setting a Public Hearing to be Held on April 6, 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, was adopted. (Motion passed 4-1)**

**NINTH ORDER OF BUSINESS**

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

Mr. Adams presented the FMSbonds, Inc., Rule G-17 Disclosure Letter.

**On MOTION by Mr. Morash and seconded by Mr. Stark, with Mr. Morash, Mr. Stark, Mr. Mitchell and Mr. Block in favor and Mr. Asfour dissenting, the FMSbonds, Inc., Rule G-17 Disclosure Letter, was approved. (Motion passed 4-1)**

**TENTH ORDER OF BUSINESS**

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

Mr. Adams presented the Akerman, LLP, Bond Counsel Services Engagement Letter. The fee is \$40,000 and Bond Counsel will only get paid if bonds are issued.

**On MOTION by Mr. Stark and seconded by Mr. Morash, with Mr. Stark, Mr. Morash, Mr. Mitchell and Mr. Block in favor, and Mr. Asfour dissenting, the Akerman, LLP, Bond Counsel Services Engagement Letter, was approved. (Motion passed 4-1)**

Mr. Miars proposed that Hole Montes provide a quarterly report, by assessment area and by category on invoices received against this bond, until the bond is closed out.

Mr. Krebs agreed to provide a quarterly requisition report.

**ELEVENTH ORDER OF BUSINESS**

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

Mr. Adams presented the U.S. Bank Trust Company, National Association, Trustee Services Engagement letter.

**On MOTION by Mr. Stark and seconded by Mr. Morash, with Mr. Stark, Mr. Morash, Mr. Mitchell and Mr. Block in favor, and Mr. Asfour dissenting, the U.S. Bank Trust Company, National Association, Trustee Services Engagement letter, was approved. (Motion passed 4-1)**

**TWELFTH ORDER OF BUSINESS**

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

Mr. Adams presented the Unaudited Financial Statements as of December 31, 2022.

Per Mr. Asfour, Mrs. Adams would verify that the CDD is not being charged for checks mailed via FedEx.

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

**THIRTEENTH ORDER OF BUSINESS**

**Approval of January 5, 2023 Regular Meeting Minutes**

Mr. Mitchell presented the January 5, 2023 Regular Meeting Minutes.

**On MOTION by Mr. Morash and seconded by Mr. Asfour, with all in favor, the January 5, 2023 Regular Meeting Minutes, as presented, were approved.**

**FOURTEENTH ORDER OF BUSINESS**

**Staff Reports**

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

Mr. Krebs requested Board approval of \$15,000 for additional “No Parking” signage.

**On MOTION by Mr. Stark and seconded by Mr. Asfour, with all in favor, authorizing Staff to purchase additional “No Parking” signs, in a not-to-exceed amount of \$15,000, was approved.**

Mr. Krebs and Mr. Adams responded to questions regarding the funding source, lead time for the signage and berm repairs.

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

There was no report.

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

- **NEXT MEETING DATE: March 2, 2023 at 3:30 P.M.**

- **QUORUM CHECK**

All Supervisors confirmed their attendance at the March 2, 2023 meeting.

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

Mrs. Adams stated two checks were forwarded to the CDD; \$50 from MRI and \$1,170 from GulfScapes and Bentley Electric will be on site to repair all the streetlights on Saturday.

Mr. Willis presented the January Field Operations Report and noted the following:

- The trapper captured more wild hogs.
- The boundary fence permit issue is being closely monitored.

**FIFTEENTH ORDER OF BUSINESS**

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

Resident Sally Shown asked when the entrance gates will be operational. A Board Member stated that the entrance gates are an HOA matter.

Ms. Zishkow feels that the “No Parking” signs in the CDD are tacky.

**SIXTEENTH ORDER OF BUSINESS**

**Supervisors’ Comments/Requests**

Mr. Morash reported pavement issues on the north side. Mr. Willis would document and identify pavement in need of repair.

Mr. Stark voiced his opinion that the fountain pumps were costly for very little benefit. He proposed discontinuing use of the pumps. Mr. Mitchell will confer with Pulte and Lennar regarding taking over the fountains. Mrs. Adams recommended an assignment agreement. The consensus was to table the fountains for now. Mr. Morash stated he was present for the pump repair, conferred with Sergeant Matthews and met with a gate contractor. The gate has been repaired.

Mr. Asfour commented on the bond issuance.

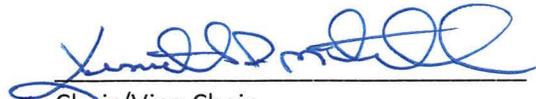
**SEVENTEENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Morash and seconded by Mr. Asfour, with all in favor, the meeting adjourned at 5:08 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair