

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

The Board of Supervisors of the River Hall Community Development District held a Regular Meeting on May 4, 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
Michael Morash	Assistant Secretary
Daniel J. Block	Assistant Secretary
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
Carl Barraco	Barraco & Associates
Grady Miars (via telephone)	GreenPointe
Jay Gaines (via telephone)	Auditor
Karen Asfour	Resident
John Cassani	Public
Gary Stilwell	Public

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

Public Comments (3 minutes per speaker)

Mr. John Cassani asked about a breach that was the source of the excess discharge from River Hall to a conveyance ditch, which the CDD agreed to restore, and an area overgrown with

vegetation that the CDD agreed to maintain. Mr. Adams stated a proposal for the earthwork is in the agenda.

Mr. Gary Stillwell stated he previously provided information about breaches he discovered on the northern side of the Florida Power & Light (FPL) right-of-way (ROW) near the substation. The fence was cut and, although he repaired it several times, trespassers continue cutting the fence to access the community. He asked if MRI Construction can place one or two concrete barriers near the fence to deter trespassers coming from Frank Road.

Discussion ensued regarding the jersey barriers, entry point, Sheriff’s Department, FPL substation and the property owners’ fence.

Per Mr. Mitchell, Mr. Krebs is to look into the contractor placing and extending the jersey barriers as far east as there are barriers.

THIRD ORDER OF BUSINESS

Developer Update

Mr. Miars reported the following:

- Home sales remain steady at just under 60 sales in River Hall Country Club (RHCC) and Hampton Lakes (HL), which is positive. There is a steady flow of new prospects even though the season has ended.
- The permit for expansion of HL should be issued within the next 15 to 30 days. It was resubmitted and an earnest construction start is expected.
- Construction commenced in parcel K2, which will be followed into Parcels H, D and C. All of those permits were issued or a notice to proceed was issued by the County.
- Construction activity will be ongoing during the summer and through the third to fourth quarters. Completion of certain subdivisions and HL East will occur in 2024.
- The Development Order (DO) for expansion of the pickleball courts was resubmitted because a previous order was pending and Lee County does not allow Developers to have two DOs on the same parcel. Updates will be provided at future CDD meetings or at the town hall.

FOURTH ORDER OF BUSINESS

Presentation of Audited Annual Financial Report for Fiscal Year Ended September 30,

**2022, Prepared by Berger, Toombs, Elam,
Gaines & Frank**

Mr. Gaines presented the Audited Annual Financial Report for Fiscal Year Ended September 30, 2022, and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

Mr. Gaines urged the Board to read the disclosure letter about the audit process that was previously emailed. Asked if the letter is in the audit or separate from the audit, Mr. Gaines stated it is on the last page of the Audit Report and is required by the Auditor General. Mr. Mitchell noted that the letter is not included in the report. Mr. Gaines will re-send letter to Mr. Adams for dissemination to the Board

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2023-07,
Hereby Accepting the Annual Financial
Report for the Fiscal Year Ended
September 30, 2022**

**On MOTION by Mr. Stark and seconded by Mr. Morash, with all in favor,
Resolution 2023-07, Hereby Accepting the Annual Financial Report for the
Fiscal Year Ended September 30, 2022, was adopted.**

SIXTH ORDER OF BUSINESS

**Discussion/Consideration of Assignment
Agreement for District Owner Property
Within the Gates of River Hall**

Mrs. Adams stated that there are three parcels within the gates that the HOA currently maintains but that are owned by the CDD. Staff asked Mr. Urbancic to draft an Assignment Agreement for each location. Mr. Urbancic stated, prior to preparing the Agreement, he needs to know what type of controls/terms the CDD would like in place.

Discussion ensued regarding a licensing agreement with the HOA, the parcels to be maintained, hiring a second landscaping company and Pulte.

Mr. Adams will email a document to Mr. Urbancic identifying the parcels that will be maintained by the HOA.

SEVENTH ORDER OF BUSINESS

Consideration of M.R.I. Construction, Inc., Proposal #392 for Fill Dirt in FPL Easement Depressions

Mrs. Adams presented M.R.I. Construction, Inc., Proposal #392 for fill dirt in FPL easement depressions, in the amount of \$12,000.

In response to a question about the scope of work, Mr. Krebs stated the contractor will match the existing slope of the FPL area to fill it. The gap between two sections, where it has been depressed, will be filled. The fill dirt will be provided by the Developer.

On MOTION by Mr. Stark and seconded by Mr. Morash, with all in favor, M.R.I. Construction, Inc., Proposal #392 for Fill Dirt in FPL Easement Depressions, in the amount of \$12,000, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2023-08, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

Mr. Mitchell presented Resolution 2023-08.

Mr. Adams reviewed the proposed Fiscal Year 2024 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2023 budget, and explained the reasons for any changes.

Discussion ensued regarding increasing the hog trapping line item, adjustments to the lien roll, increase to fund balance, projected assessments, street signs and the “Roadway repair and maintenance” and “Fountain service and repairs” line items.

On MOTION by Mr. Morash and seconded by Mr. Block, with all in favor, Resolution 2023-08, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing for August 3, 2023 at 3:30 p.m., at River Hall Town Hall Center, located at 3089 River Hall Parkway, Alva, Florida 33920, Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31, 2023

Mr. Adams presented the Unaudited Financial Statements as of March 31, 2023.

Mrs. Adams and Mr. Willis responded to questions regarding the “Ornamental lighting & maintenance” line item, at 182%, and the discrepancies and ownership of the drainage systems.

Mr. Krebs will confer with Mr. Barraco regarding the roadside catch basin ownership responsibility and provide an update at the next meeting.

On MOTION by Mr. Morash and seconded by Mr. Stark, with all in favor, the Unaudited Financial Statements as of March 31, 2023, were accepted.

TENTH ORDER OF BUSINESS

Approval of April 6, 2023 Public Hearing and Regular Meeting Minutes

Mr. Mitchell presented the April 6, 2023 Public Hearing and Regular Meeting Minutes.

On MOTION by Mr. Block and seconded by Mr. Stark, with all in favor, the April 6, 2023 Public Hearing and Regular Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

- A. District Engineer: Hole Montes**

The Board and Staff discussed the GIS system, flood prevention and drainage responsibility and shared responsibility with the HOA for the drains and roads.

B. District Counsel: Coleman, Yovanovich & Koester

Mr. Urbancic reported that a recently passed bill will require every Supervisor to attend an annual four-hour ethics training course, as of January 1, 2024. The Governor has yet to sign the bill.

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

- **2,433 Registered Voters in District as of April 15, 2023**
- **NEXT MEETING DATE: June 1, 2023 at 3:30 P.M.**
 - **QUORUM CHECK**

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

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

- Staff arranged for the Sheriff’s Department to patrol the community and asked for a consensus on the patrol schedule.

Discussion ensued regarding potential patrol hours and construction. The consensus was for weekday patrols to start at 6:30 a.m.

- The Sheriff will start placing digital speed signs in a few general locations on the Parkway.
- A control structure grate was removed. GulfScapes placed plywood over the structure until a new grate is installed.

TWELFTH ORDER OF BUSINESS

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

Mr. Stillwell voiced his opinion that dust bowls and lake debris from ongoing construction might impact health. Mr. Krebs stated no studies confirm that; it is Mr. Stillwell’s opinion.

THIRTEENTH ORDER OF BUSINESS

Supervisors’ Comments/Requests

Mr. Asfour asked what entity would conduct the ethics classes. Mr. Urbancic stated the State would certify individuals or companies to provide the classes/seminars en masse.

Discussion ensued regarding the Florida Association of Special Districts (FASD), closing a lane to complete a construction project, alerting the school about the project, "No Parking" signs on the Boulevard.

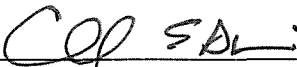
Regarding a lake bank erosion repair issue between the CDD and a homeowner, Mr. Urbancic suggested Mr. Willis send an additional letter to the homeowner requesting a response within 10 to 15 business days or the CDD will proceed with legal action.

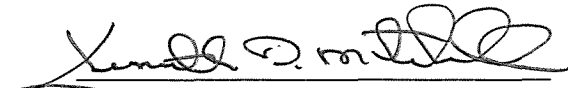
FOUREENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Asfour and seconded by Mr. Morash, with all in favor, the meeting adjourned at 4:47 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/~~Assistant Secretary~~


Chair/~~Vice Chair~~