

# **RIVER HALL**

## **COMMUNITY DEVELOPMENT DISTRICT**

**June 1, 2023**

## **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**

May 25, 2023

Board of Supervisors  
River Hall Community Development District

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

Dear Board Members:

The Board of Supervisors of the River Hall Community Development District will hold a Regular Meeting on June 1, 2023 at 3:30 p.m., at the 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. Discussion/Consideration of Assignment Agreement for District Owned Property Within the Gates of River Hall
5. Discussion/Consideration of Grant of Easement [River Hall Country Club Homeowners Association, Inc.]
6. Update: Roadside Catch Basin Ownership Responsibility
7. Acceptance of Unaudited Financial Statements as of April 30, 2023
8. Approval of May 4, 2023 Regular Meeting Minutes
9. Staff Reports
  - A. District Engineer: *Hole Montes*
  - B. District Counsel: *Coleman, Yovanovich & Koester*
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*
    - NEXT MEETING DATE: July 6, 2023 at 3:30 PM

○ QUORUM CHECK

SEAT 1	PAUL ASFOUR	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 2	MICHAEL MORASH	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 3	KENNETH MITCHELL	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 4	ROBERT STARK	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 5	DANIEL BLOCK	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

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

- 10. Public Comments: Non-Agenda Items *(3 minutes per speaker)*
- 11. Supervisors' Comments/Requests
- 12. 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**

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## MAINTENANCE AGREEMENT

THIS MAINTENANCE AGREEMENT (this "Agreement") is made and entered as of this \_\_\_\_ of \_\_\_\_\_, 2023 ("Effective Date"), by and between RIVER HALL COMMUNITY DEVELOPMENT DISTRICT, a community development district established and existing pursuant to Chapter 190, Florida Statutes (the "District") and \_\_\_\_\_ ASSOCIATION, INC., a Florida not-for-profit corporation ("Association").

### RECITALS

WHEREAS, the District is the owner of certain real property more particularly described and depicted on Exhibit "A" attached hereto and made a part hereof (the "District Property"); and

WHEREAS, the Association desires to obtain authority from the District to maintain landscaping improvements and vegetation (including applicable irrigation) that are located within the District Property (collectively, the "Landscaping Improvements"); and

WHEREAS, the Association is responsible for maintaining certain common areas either contiguous or in close proximity to the District Property and the members of the Association are the direct beneficiaries of the Landscaping Improvements. Further, the Association is uniquely positioned and qualified to maintain the Landscaping Improvements; and

WHEREAS, the Association is agreeable to maintaining the Landscaping Improvements on the terms and conditions set forth herein; and

WHEREAS, subject to the terms and conditions hereof, the District desires to grant to the Association a non-exclusive, revocable license for the maintenance of the Landscaping Improvements; and

WHEREAS, the District and the Association agree that having the Association maintain the Landscaping Improvements is in the best interests of the District and the property owners benefitting from the Landscaping Improvements. Specifically, having the Association maintain the Landscaping Improvements will provide for easier administration, expected cost savings, and anticipated efficiencies in operation and maintenance.

**NOW, THEREFORE**, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the District and the Association agree as follows:

1. Recitals. The recitals set forth above are true, correct and are incorporated herein by reference.
2. Finding. The District and the Association agree that having the Association maintain the Landscaping Improvements is in the best interests of the District and the property owners intended to benefit from the Landscaping Improvements.
3. Maintenance and Operation. The Association agrees to maintain the Landscape Improvements within the District Property during the term of this Agreement and to do so in compliance with all applicable statutes, ordinances, administrative rules and regulations, permit conditions and the reasonable rules, policies, practices and procedures of the District. Maintenance shall include, without limitation, trimming, cutting and maintaining the trees, shrubs, plants, sod and/or native grasses located in and on the District Property and irrigating the District Property with irrigation water on lines provided by

the Association, and replacing or restoring any dead, damaged or diseased vegetation with new vegetation. All Landscaping Improvements shall be maintained by the Association in good, neat, and attractive condition. Further, all maintenance of the Landscaping Improvements by the Association shall be conducted at all times with appropriately licensed contractors. The Association shall be solely responsible for all costs relating to the Landscaping Improvements and any utilities (including irrigation) necessary to maintain the same. The Association's actions shall not be conducted in any manner that would interfere with the normal operation of the District Property or any District facilities on or adjacent to the District Property (the "**District Facilities**"). The District shall have the right to move or remove any part of the Landscaping Improvements as may be reasonably necessary for the purpose of constructing, maintaining, repairing, altering, replacing or removing District Facilities, as may be determined in the sole direction of the District.

4. **License.** Subject to all the terms and conditions set forth in this Agreement, the District hereby grants to the Association a revocable, non-exclusive license for the express and limited purpose of maintaining the Landscaping Improvements. The Association shall only use the license for the purposes set forth herein and shall not use the District Property for any other purpose without the prior, written approval of the District, which approval may be withheld by the District in the District's sole and exclusive discretion. The District reserves the right to modify, remove, replace and/or enhance the Landscaping Improvements on the District Property from time to time as deemed necessary by the District in District's sole discretion. Notwithstanding the same, however, prior to making any material modification or alteration to any Landscaping Improvements in the District Property, the Association shall provide prior written notice to the District of such intended action. The Association shall also have the right to modify or enhance the Landscaping Improvements within the District Property consistent with the terms of this Agreement; provided, however, that the Association may not make any material modification or material enhancement to the Landscaping Improvements within the District Property (including, without limitation, installation, removal, or replacement of trees, shrubs, plants, sod and/or native grasses) without the prior written consent of the District, which consent may be withheld in the District's sole discretion.

5. **Damage.** The Association shall not cause damage to the District Property or any of the District Facilities. In the event that the exercise by the Association of any of the rights granted herein causes or otherwise results in any damage to the District Property or any of the District Facilities, then within fifteen (15) days after the District's written notice to the Association of such damage, the Association shall, at the Association's sole cost and expense, take all steps necessary to repair all of such damage and to return that portion of the District Property or the District Facilities, as applicable, to its condition as existed prior to such damage.

6. **Corrective Action.** If the Association fails to perform in a timely manner its obligations in this Agreement, the District shall be entitled to notify the Association in writing specifying the deficiencies and the action required to eliminate the same. Except in the event of an emergency as hereafter provided, the Association shall have a period of fifteen (15) days after receipt of said written notice in which to correct the alleged deficiencies, or such longer period of time, not exceeding thirty (30) days, as may reasonably be necessary if the deficiency is not reasonably susceptible to cure within said fifteen (15) day period and provided that the Association commences corrective action within fifteen (15) days after receipt of said written notice from the District and thereafter diligently pursues corrective action to completion in a diligent and continuous manner. If the Association fails to commence and diligently complete the required corrective action, then the District shall have the right (but not the obligation) for itself and its employees, contractors and subcontractors, in addition to all other available rights and remedies, to perform appropriate corrective action to eliminate the deficiencies specified in the written notice from the District. Notwithstanding the foregoing, in the event of any emergency affecting the District Property that the District reasonably believes poses an immediate threat of damage or injury to person or property, the District may take such corrective action and expend a reasonable amount of money to prevent or abate such damage or injury; provided that (i)

the District shall attempt to give the Association such prior notice as is practicable under the circumstances (which notice may be oral); and (ii) the District shall take only such steps as are reasonably necessary in order to prevent such damage or injury. The Association shall reimburse the District for any costs and expenses incurred by the District in taking corrective action under this Section within fifteen (15) days after written notice of the total amount of the corrective action is delivered to the Association. Said notice shall include invoices, statements, paid receipts or other evidence of the costs and expenses.

7. Effective Date/Term. The initial term of this Agreement (the “**Initial Term**”) shall commence upon the Effective Date and shall terminate one (1) year thereafter (“**Termination Date**”). Notwithstanding such Termination Date, this Agreement shall automatically renew for additional one year periods at the end of the Initial Term commencing on the anniversary of the Effective Date and thereafter on each anniversary unless and until either the District or the Association provides the other party ninety (90) days’ prior written notice of its intent not to renew.

8. Default/Termination. Both parties shall have the right to terminate this Agreement without cause at any time during its term (including any renewal term) upon providing written notice of said termination to the other party and this Agreement shall stand terminated ninety (90) days after receipt by the other party of said written notice. Such termination need not be with cause and both parties specifically retain the right to terminate this Agreement without cause. Upon any termination of this Agreement, the Association, at its sole cost and expense, shall remove any landscaping or other improvements installed by the Association in the District Property if and to the extent requested by the District and restore such areas, at its sole cost and expense, to substantially the same condition that existed immediately prior to the Effective Date. Notwithstanding any termination of this Agreement pursuant the terms of this Section or other provision contained in this Agreement and regardless of the party initiating the termination, the Association shall remain responsible for repairing any damage to the District Property or District Facilities caused by the Association exercising its rights hereunder prior to the termination.

9. Insurance. During the term of this Agreement, the Association shall, at its sole cost and expense, obtain, maintain, and deliver to the District a certificate of insurance evidencing the following insurance policies (collectively, the “**Policies**”): (i) a commercial general liability insurance policy with limits of not less than One Million Dollars (\$1,000,000.00) per occurrence and Two Million Dollars (\$2,000,000.00) general aggregate, combined single limit, insuring against claims for personal injury, death, and/or property damage occasioned by accidents occurring on the District Property and relating to or arising out of the Activity and naming the District as an additional insured on a primary and non-contributory basis; (ii) worker’s compensation insurance in accordance with applicable law; (iii) employer’s liability coverage with limits of at least One Million Dollars (\$1,000,000.00) per accident or disease; and (iv) automobile liability insurance for bodily injuries in limits of not less than One Million Dollars (\$1,000,000.00) combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Association of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed. The Policies shall contain a waiver of the right of subrogation against the District. All Policies shall contain a provision that they shall not be amended or terminated prior to the date that is thirty (30) days after delivery of written notice of such amendment or termination to the District. The Association shall maintain the Policies in full force and effect (at its sole expense) at all times during which this Agreement remains in effect.

10. Indemnification. To the extent permitted by Florida law, the Association shall indemnify, defend, save and hold harmless District, District’s directors, officers, and/or employees from and against any suits, demands, claims, liability, losses, penalties, damages, judgments, order, decrees, and costs and expenses (including attorneys’ fees and all costs of litigation) for property damage, liability, or death which may result from or arise out of the willful misconduct or negligent act, error, or omission of the Association which occurred or is alleged to have occurred with respect to Association’s obligations under this



Agreement. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District, including its supervisors, officers, agents, employees and contractors, beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other applicable statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law. It is specifically acknowledged that the District's liability under the foregoing indemnity shall only be to the extent the other would be liable under statutory limited waiver of immunity or limits of liability that have been adopted by the Florida Legislature in Section 768.28, Florida Statutes, or other applicable statute.

11. Liens and Claims. The Association shall promptly and properly pay for all contractors retained, labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Association shall keep the District Property free from any construction, materialmen's or mechanic's liens and claims or notices in respect to such liens and claims or notices in respect to such liens and claims, which arise by reason of the Association's performance under this Agreement, and the Association shall immediately discharge any such claim or lien.

12. Notices. Any notice required to be given hereunder, shall be in writing, and may be given by personal delivery; regular United States mail; commercial next business day courier service (such as FedEx or UPS); or by email. Any notice to be given hereunder shall be sent to the following addresses:

If to the District: River Hall Community Development District  
c/o Wrathell, Hunt & Associates, LLC  
9220 Bonita Beach Road, Suite 214  
Bonita Springs, FL 34135  
Email: [adamsc@whhassociates.com](mailto:adamsc@whhassociates.com)

With a copy to: Coleman, Yovanovich & Koester, P.A.  
Attn: Gregory L. Urbancic, Esq.  
4001 Tamiami Trail N., Suite 300  
Naples, FL 34103  
Email: [gurbancic@cyklawfirm.com](mailto:gurbancic@cyklawfirm.com)

If to the Association: \_\_\_\_\_ Association, Inc.  
\_\_\_\_\_  
\_\_\_\_\_  
Email: \_\_\_\_\_

Any notice, request or other communication shall be deemed to be given: (1) upon receipt or refusal to accept, in the case of hand delivery or commercial next business day courier service; (2) upon transmission in the case of email; or (3) three (3) days following deposit with the U.S. Postal Service. The addressees and addresses for the purpose of this Section may be changed by any party by giving written notice of such change to the other party in the manner provided herein.

13. No Recording. Neither this Agreement nor a memorandum thereof shall be recorded in the Public Records.

14. Public Records. Association understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Association agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Association acknowledges that the

designated public records custodian for the District is Chuck Adams (“**Public Records Custodian**”). Among other requirements and to the extent applicable by law, Association shall 1) keep and maintain public records required by the District to perform the maintain the Landscaping Improvements; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the Agreement term and following the Agreement term if the Association does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the Agreement, transfer to the District, at no cost, all public records in Association’s possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Association, Association shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats. Failure of Association comply with Section 119.0701, Florida Statutes may subject Association to penalties under Section 119.10, Florida Statutes. Further, in the event Association fails to comply with this Section or Section 119.0701, Florida Statutes, District shall be entitled to any and all remedies at law or in equity. The following statement is required to be included in this Agreement pursuant to Section 119.0701(2), Florida Statutes:

**IF THE ENGINEER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE ENGINEER’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (239) 464-7114, [ADAMSC@WHHASSOCIATES.COM](mailto:ADAMSC@WHHASSOCIATES.COM), 2300 GLADES ROAD, SUITE 410W, BOCA RATON, FLORIDA 33431.**

15. E-Verify. Association shall comply with all applicable requirements of Section 448.095, Florida Statutes. Association shall register with and use the U.S. Department of Homeland Security’s E-Verify system to verify the work authorization status of all newly hired employees. If Association enters into a contract with a subcontractor relating to the services under this Agreement, the subcontractor must register with and use the E-Verify system and provide Association with an affidavit stating the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Association shall maintain a copy of said affidavit for the duration of the contract with the subcontractor and provide a copy to the District upon request. For purposes of this section, the term “subcontractor” shall have such meaning as provided in Section 448.095(1)(e), Florida Statutes and the term “unauthorized alien” shall have such meaning as provided in Section 448.095(1)(f), Florida Statutes.

If Association has a good faith belief that a subcontractor with which it is contracting has knowingly violated Section 448.095, Florida Statutes, then Association shall terminate the contract with such person or entity. Further, if District has a good faith belief that a subcontractor of Association knowingly violated Section 448.095, Florida Statutes, but Association otherwise complied with its obligations hereunder, District shall promptly notify Association and upon said notification, Association shall immediately terminate its contract with the subcontractor.

Notwithstanding anything else in this Agreement to the contrary, District may immediately terminate this Agreement for cause if there is a good faith belief that Association knowingly violated the provisions of Section 448.095, Florida Statutes, and any termination thereunder shall in no event be considered a breach of contract by District. Pursuant to Section 448.095(5)(c)(3), in the event of a termination hereunder, the

Association shall be liable for any additional costs incurred by the District as a result of the termination of this Agreement.

By entering into this Agreement, Association represents that no public employer has terminated a contract with Association under Section 448.095(5)(c)(3), Florida Statutes, within the year immediately preceding the date of this Agreement. District has materially relied on this representation in entering into this Agreement with Association.

16. Miscellaneous. This Agreement shall be binding upon and shall inure to the benefit of the respective heirs, successors, permitted assigns and legal representatives of the parties hereto. This Agreement shall not be assigned or transferred by the Association without the District's prior written approval, which approval may be withheld at the District's sole and exclusive discretion. This Agreement embodies the entire understanding of the parties with respect to the subject matter herein, and the terms hereof control over and supersede all prior understandings. This Agreement may not be modified or amended in any respect other than by written instrument signed by all parties hereto. This Agreement may be executed simultaneously in two (2) or more counterparts, each of which shall be deemed to be original, but all of which together shall constitute one and the same instrument. In the event that a party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternate dispute resolution, or appellate proceedings. This Agreement shall be construed in accordance with, and governed by, the laws of the State of Florida. The venue for any litigation involving this Agreement shall exclusively lie in Lee County, Florida.

*{Remainder of page intentionally left blank. Signatures appear on next page.}*

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date set forth above.

**DISTRICT:**

**RIVER HALL COMMUNITY  
DEVELOPMENT DISTRICT**

ATTEST:

\_\_\_\_\_  
Chesley E. Adams, Jr., Secretary

By: \_\_\_\_\_  
Kenneth D. Mitchell, Chair

**ASSOCIATION:**

\_\_\_\_\_  
**ASSOCIATION, INC.,**  
a Florida not-for-profit corporation

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**Exhibit "A"**  
District Property

**RIVER HALL**  
**COMMUNITY DEVELOPMENT DISTRICT**

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Prepared by and return to:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### Grant of Easement

This Grant of Easement, is made and executed this \_\_\_ day of \_\_\_\_\_, 2023 by the River Hall Community Development District, whose address is c/o District Manager, 9220 Bonita Beach Road, Suite 214, Bonita Springs, Florida 34135, hereinafter called the “Grantor” and River Hall Country Club Homeowners Association, Inc., a Florida not-for-profit corporation, whose address is c/o Evergreen Lifestyles Management, LLC, 270 West Plant Street, Suite 340, Winter Garden, Florida 34787, their successors or assigns, hereinafter called “Grantee.”

### WITNESSETH:

That for and in consideration of the sum of Ten and 00/100 Dollar (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor hereby grants to Grantee, its successors and assigns, a non-exclusive, perpetual easement for purposes of installing, operating, maintaining, repairing, and replacing irrigation facilities and related electrical facilities (collectively, the “Irrigation Facilities”) on, over, under and across the lands shown on Exhibit “A” (the “Easement Area”), for the benefit of and as an appurtenance to the irrigation systems owned by Grantee.

Grantee in the exercise of its rights under this easement will insure that no violations of water quality requirements, including but not limited to sedimentation of the adjacent water body, occurs. Grantee will promptly upon completion of the installation of its Irrigation Facilities restore the land to the condition it was in immediately prior to commencing the installation and will not alter the grade or slope of the lands.

Grantee indemnifies and holds the Grantor harmless from all claims arising out of the exercise of Grantee’s rights under this easement. Grantor will give notice of any claim arising out of the exercise of Grantee’s rights hereunder within ten (10) days of receipt of such notice. Grantee will promptly cure or defend the claim at no expense to Grantor. This is a material inducement for Grantor’s grant of the easement hereunder. Notwithstanding anything herein to the contrary, Grantee may assign the Grantee’s rights under this easement to any third party that assumes Grantee’s obligation to install, operate, maintain, repair, and replace the Irrigation Facilities and Grantee’s obligations hereunder.

This instrument shall be binding on, and inure to the benefit of, the successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the Grantor has executed this instrument or caused the same to be executed by its representative, thereunto duly authorized, on the day and year first above written.

WITNESSES:

River Hall Community Development District

\_\_\_\_\_  
Signature

\_\_\_\_\_  
By: \_\_\_\_\_,  
its Chairman of the Board of Supervisors

\_\_\_\_\_  
Print Name

(SEAL)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

State of Florida  
County of Lee

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization the \_\_ day of \_\_\_\_\_, 2023, by \_\_\_\_\_, as Chairman of the Board of Supervisors of the River Hall Community Development District who [ ] is personally known to me or [ ] produced \_\_\_\_\_ as identification.

(SEAL)

\_\_\_\_\_  
Notary Public



EXHIBIT "A"

EASEMENT AREA

**DESCRIPTION**

Parcel in  
Section 36, Township 43 South, Range 26 East  
Lee County, Florida

A tract or parcel of land being a portion of Tract "B-9" of the record plat of "RIVER HALL COUNTRY CLUB, PHASE TWO" recorded in Instrument No. 2006000409514 of the Public Records of Lee County, Florida, lying in Section 36, Township 43 South, Range 26 East, Lee County, Florida said tract or parcel of land being more particularly described as follows:

BEGINNING at the Westerly Most corner of Lot 141, Block "J" of said record plat run along the Easterly line of said Tract "B-9" the following courses: S16°42'52"E for 48.37 feet to a point of curvature and Southerly along an arc of a curve to the right of radius 338.00 feet (delta 28°42'43") (chord bearing S02°21'30"E) (chord 167.61 feet) for 169.38 feet; thence run N78°51'00"W along a non-tangent line for 10.00 feet to a point on a non-tangent curve; thence run Northerly along an arc of a curve to the left of radius 328.00 feet (delta 28°44'16") (chord bearing N02°20'44"W) (chord 162.80 feet) for 164.52 feet to a point of tangency; thence run N16°42'52"W for 52.18 feet; thence run N73°17'08"E for 10.00 feet to an intersection with said Easterly line of Tract "B-9"; thence run S16°42'52"E along said Easterly line for 3.81 feet to the POINT OF BEGINNING.  
Containing 0.05 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/NSRS 2011) and are based on Easterly line of said Tract "B-9" to bear S16°42'52"E.

---

Scott A. Wheeler (For The Firm)  
Professional Surveyor and Mapper  
Florida Certificate No. 5949

PREPARED FOR  
**GREENPOINTE COMMUNITIES, LLC**  
7807 BAYMEADOWS ROAD E  
SUITE 205  
JACKSONVILLE, FL 32256  
PHONE (904) 562-1358  
FAX (904) 996-2481

PROJECT DESCRIPTION  
A TRACT OR PARCEL OF LAND  
LYING IN THE PLAT OF  
**RIVER HALL COUNTRY CLUB, PHASE TWO**  
INST. No. 2006000409514,  
LEE COUNTY RECORDS  
A SUBDIVISION  
LYING IN SECTIONS 25, 26, 35 & 36,  
TOWNSHIP 43 SOUTH,  
RANGE 26 EAST,  
LEE COUNTY, FLORIDA



NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

FILE NAME	2385275K01.DWG
LAYOUT	2
LOCATION	J:\23827DWG\SURVEYING\SKETCH
PLOT DATE	THU 4-20-2023 2:05 PM
PLOT BY	PETER OLSEN

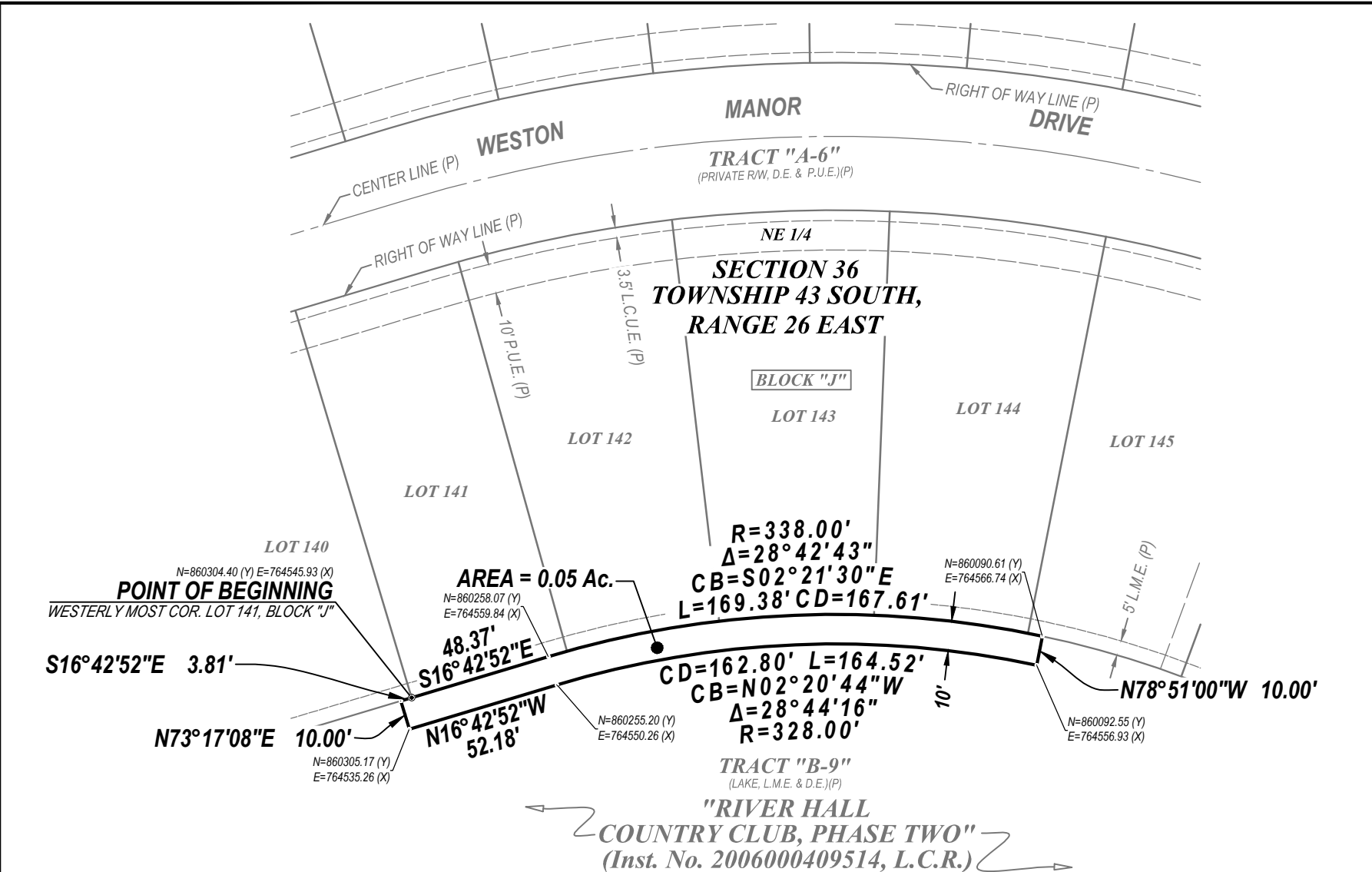
DRAWING DATA	
SURVEY DATE	04-20-2023
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=50'
FIELD BOOK	

PLAN REVISIONS	

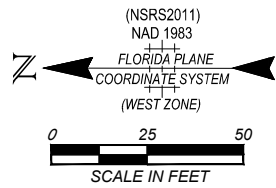
STRAP NUMBERS	

SKETCH TO ACCOMPANY DESCRIPTION

PROJECT / FILE NO.	SHEET NUMBER
23852 365-43-26	2 OF 2



- NOTES:**
- ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF. UNLESS OTHERWISE NOTED DISTANCES ARE ALSO (U.S. SURVEY FEET) GROUND AND CAN BE MULTIPLIED BY 0.9999525 TO OBTAIN GRID DISTANCES.
  - D.E. - DENOTES DRAINAGE EASEMENT.
  - INST. No. - DENOTES INSTRUMENT NUMBER, LEE COUNTY PUBLIC RECORDS.
  - L.M.E. - LAKE MAINTENANCE EASEMENT
  - O.R. - DENOTES OFFICIAL RECORD BOOK, LEE COUNTY PUBLIC RECORDS.
  - (P) - DENOTES PLAT.
  - PG. - DENOTES PAGE.
  - P.U.E. - DENOTES PUBLIC UTILITY EASEMENT.
  - BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983)(NSRS 2011) AND ARE BASED ON THE EASTERLY LINE OF TRACT "B-9" TO BEAR S16°42'52"E.



**THIS IS NOT A SURVEY**

SCOTT A. WHEELER (FOR THE FIRM - LB-6940)  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 5949

DATE SIGNED:

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

**RIVER HALL**  
**COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED**  
**FINANCIAL**  
**STATEMENTS**

**RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
APRIL 30, 2023**

**RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
APRIL 30, 2023**

	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
<b>ASSETS</b>							
SunTrust	\$1,230,689	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,230,689
Investments							
SBA	5,458	-	-	-	-	-	5,458
Reserve A-1	-	-	206,925	75,400	-	-	282,325
Reserve A-2	-	-	-	412,550	-	-	412,550
Revenue A-1	-	-	429,018	764,611	-	-	1,193,629
Revenue A-2	-	-	-	815,353	-	-	815,353
Prepayment A-1	-	-	-	66	-	-	66
Construction	-	-	-	-	-	229,708	229,708
Due from capital projects fund	-	8	-	-	-	-	8
Deposits	1,622	-	-	-	-	-	1,622
Ashton oaks HOA	178	-	-	-	-	-	178
Hampton lake at river hall HOA	3,962	-	-	-	-	-	3,962
River hall country club HOA	3,962	-	-	-	-	-	3,962
Hampton golf & country club	3,962	-	-	-	-	-	3,962
Cascades at river hall	825	-	-	-	-	-	825
Undeposited funds	32,718	-	-	-	-	-	32,718
Total assets	<u>\$1,283,376</u>	<u>\$ 8</u>	<u>\$ 635,943</u>	<u>\$ 2,067,980</u>	<u>\$ -</u>	<u>\$ 229,708</u>	<u>\$ 4,217,015</u>
<b>LIABILITIES AND FUND BALANCES</b>							
Liabilities:							
Accounts payable	\$ 19,769	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,769
Due to Developer	20,404	-	-	-	-	-	20,404
Due to debt service fund 2011	-	-	-	-	8	-	8
Total liabilities	<u>40,173</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>8</u>	<u>-</u>	<u>40,181</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>							
Unearned revenue	32,717	-	-	-	-	-	32,717
Deferred receipts	12,888	-	-	-	-	-	12,888
Total deferred inflows of resources	<u>45,605</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>45,605</u>
Fund balances:							
Nonspendable							
Prepaid and deposits	1,622	-	-	-	-	-	1,622
Restricted for:							
Debt service	-	8	635,943	2,067,980	-	-	2,703,931
Capital projects	-	-	-	-	(8)	229,708	229,700
Assigned to:							
Operating capital	145,000	-	-	-	-	-	145,000
Disaster recovery	250,000	-	-	-	-	-	250,000
Unassigned	800,976	-	-	-	-	-	800,976
Total fund balances	<u>1,197,598</u>	<u>8</u>	<u>635,943</u>	<u>2,067,980</u>	<u>(8)</u>	<u>229,708</u>	<u>4,131,229</u>
Total liabilities and fund balances	<u>\$ 1,283,376</u>	<u>\$ 8</u>	<u>\$ 635,943</u>	<u>\$ 2,067,980</u>	<u>\$ -</u>	<u>\$ 229,708</u>	<u>\$ 4,217,015</u>

**RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED APRIL 30, 2023**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll: net	\$ 117,397	\$ 579,328	584,451	99%
Assessment levy: off-roll	-	98,153	130,870	75%
Miscellaneous hog program shared cost	-	6,920	16,500	42%
Interest and miscellaneous	23	136	500	27%
Total revenues	117,420	684,537	732,321	93%
<b>EXPENDITURES</b>				
<i>Legislative</i>				
Supervisor	800	5,400	12,000	45%
<i>Financial &amp; administrative</i>				
District management	3,750	26,250	45,000	58%
District engineer	10,169	22,090	25,000	88%
Trustee	-	-	7,100	0%
Tax collector/property appraiser	2,217	5,437	5,653	96%
Assessment roll prep	375	2,625	4,500	58%
Auditing services	-	-	3,300	0%
Arbitrage rebate calculation	-	-	650	0%
Public officials liability insurance	-	12,621	12,500	101%
Legal advertising	5,361	5,580	1,100	507%
Bank fees	-	168	350	48%
Dues, licenses & fees	-	175	175	100%
Postage	-	750	1,300	58%
ADA website compliance	-	-	210	0%
Website maintenance	-	705	705	100%
<i>Legal counsel</i>				
District counsel	1,890	5,527	14,000	39%
<i>Electric utility services</i>				
Utility services	2,403	6,756	11,000	61%
Street lights	348	1,164	2,000	58%
<i>Stormwater control</i>				
Fountain service repairs & maintenance	-	-	6,000	0%
Aquatic maintenance	-	38,116	152,465	25%
Hog removal	1,650	8,250	19,800	42%
Lake/pond bank maintenance	-	-	5,000	0%
Stormwater system maintenance	-	2,040	40,000	5%

**RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED APRIL 30, 2023**

	Current Month	Year to Date	Budget	% of Budget
<i>Other physical environment</i>				
General liability insurance	-	4,490	5,000	90%
Property insurance	-	9,018	10,000	90%
Entry & walls maintenance	-	20,525	5,000	411%
Landscape maintenance	12,636	101,369	195,000	52%
Irrigation repairs & maintenance	-	9,568	12,500	77%
Landscape replacement plants, shrubs, trees	-	-	20,000	0%
Annual mulching	-	6,553	9,000	73%
Holiday decorations	-	11,000	12,000	92%
Clock tower maintenance	-	-	1,750	0%
Ornamental lighting & maintenance	-	1,816	1,000	182%
Hurricane clean-up	-	3,330	-	N/A
<i>Road &amp; street facilities</i>				
Street/parking lot sweeping	-	728	750	97%
Street light/decorative light maintenance	-	3,497	3,500	100%
Roadway repair & maintenance	-	-	1,500	0%
Sidewalk repair & maintenance	-	-	2,500	0%
Street sign repair & replacement	430	14,673	1,500	978%
<i>Contingency</i>				
Miscellaneous contingency	-	-	50	0%
Total expenditures	<u>42,029</u>	<u>330,221</u>	<u>650,858</u>	51%
Excess/(deficiency) of revenues over/(under) expenditures	75,391	354,316	81,463	
Fund balances - beginning	1,122,207	843,282	785,490	
Assigned				
Operating capital	145,000	145,000	145,000	
Disaster recovery	250,000	250,000	250,000	
Unassigned	802,598	802,598	471,953	
Fund balances - ending	<u>\$ 1,197,598</u>	<u>\$ 1,197,598</u>	<u>\$ 866,953</u>	



**RIVER HALL**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**STATEMENT OF REVENUES, EXPENDITURES,**  
**AND CHANGES IN FUND BALANCES**  
**DEBT SERVICE FUND SERIES 2011**  
**FOR THE PERIOD ENDED APRIL 30, 2023**

	Current Month	Year To Date
<b>REVENUES</b>	\$ -	\$ -
Total revenues	-	-
 <b>EXPENDITURES</b>		
<b>Debt service</b>	-	-
Total debt service	-	-
 Excess/(deficiency) of revenues over/(under) expenditures	-	-
 Fund balances - beginning	8	8
Fund balances - ending	\$ 8	\$ 8

**RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2020A  
FOR THE PERIOD ENDED APRIL 30, 2023**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Special assessment: on-roll	\$ 83,284	\$ 408,704	\$ 414,720	99%
Interest	1,860	7,125	-	N/A
Total revenues	<u>85,144</u>	<u>415,829</u>	<u>414,720</u>	100%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	-	150,000	0%
Interest	-	132,300	264,600	50%
Total debt service	<u>-</u>	<u>132,300</u>	<u>414,600</u>	32%
Excess/(deficiency) of revenues over/(under) expenditures	85,144	283,529	120	
Fund balances - beginning	550,799	352,414	342,380	
Fund balances - ending	<u>\$ 635,943</u>	<u>\$ 635,943</u>	<u>\$ 342,500</u>	

**RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2021  
FOR THE PERIOD ENDED APRIL 30, 2023**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Special assessment: on-roll	\$ 292,998	\$ 1,437,853	\$ 1,461,048	98%
Special assessment: off-roll	-	88,989	118,652	75%
Interest	5,900	19,707	-	N/A
Total revenues	<u>298,898</u>	<u>1,546,549</u>	<u>1,579,700</u>	98%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal (A-1)	-	-	500,000	0%
Principal (A-2)	-	-	550,000	0%
Interest (A-1)	-	128,625	257,400	50%
Interest (A-2)	-	141,000	282,000	50%
Total expenditures	<u>-</u>	<u>269,625</u>	<u>1,589,400</u>	17%
Excess/(deficiency) of revenues over/(under) expenditures	298,898	1,276,924	(9,700)	
Fund balances - beginning	<u>1,769,082</u>	<u>791,056</u>	<u>778,544</u>	
Fund balances - ending	<u>\$ 2,067,980</u>	<u>\$ 2,067,980</u>	<u>\$ 768,844</u>	

**RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2011  
FOR THE PERIOD ENDED APRIL 30, 2023**

	<u>Current Month</u>	<u>Year To Date</u>
<b>REVENUES</b>	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 <b>EXPENDITURES</b>	 <u>-</u>	 <u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 - -	 - -
 Fund balances - beginning	 (8)	 (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 APRIL 30, 2023**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 807	\$ 4,402
Total revenues	807	4,402
<b>EXPENDITURES</b>		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	807	4,402
Fund balances - beginning	228,901	225,306
Fund balances - ending	\$ 229,708	\$ 229,708

**River Hall Community Development District**  
**Check Detail**  
**April 2023**

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>CBI</b>	<b>04/24/2023</b>	<b>FPL</b>	<b>101.001 · Suntrust-...</b>		<b>-1,375.68</b>
Bill	8/2155-24268 032123	04/05/2023		531.431 · Utility Ser...	-1,201.90	1,201.90
Bill	2979-06091 032123	04/05/2023		531.437 · Street Lig...	-173.78	173.78
TOTAL					-1,375.68	1,375.68
<b>Check</b>	<b>2660</b>	<b>04/24/2023</b>	<b>MICHAEL MORASH</b>	<b>101.001 · Suntrust-...</b>		<b>-200.00</b>
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
<b>Check</b>	<b>2661</b>	<b>04/24/2023</b>	<b>KENNETH MITCHE...</b>	<b>101.001 · Suntrust-...</b>		<b>-200.00</b>
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
<b>Check</b>	<b>2662</b>	<b>04/24/2023</b>	<b>ROBERT STARK</b>	<b>101.001 · Suntrust-...</b>		<b>-200.00</b>
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
<b>Check</b>	<b>2663</b>	<b>04/24/2023</b>	<b>DANIEL J BLOCK</b>	<b>101.001 · Suntrust-...</b>		<b>-200.00</b>
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
<b>Bill Pmt -Check</b>	<b>2664</b>	<b>04/24/2023</b>	<b>FL GIS SOLUTION...</b>	<b>101.001 · Suntrust-...</b>		<b>-1,225.00</b>
Bill	1127	04/05/2023		519.320 · Engineeri...	-1,225.00	1,225.00
TOTAL					-1,225.00	1,225.00
<b>Bill Pmt -Check</b>	<b>2665</b>	<b>04/24/2023</b>	<b>HOLE MONTES</b>	<b>101.001 · Suntrust-...</b>		<b>-5,505.88</b>
Bill	90462	04/05/2023		519.320 · Engineeri...	-5,505.88	5,505.88
TOTAL					-5,505.88	5,505.88

## River Hall Community Development District Check Detail April 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>2666</b>	<b>04/24/2023</b>	<b>LEE COUNTY PRO...</b>	<b>101.001 · Suntrust-...</b>		<b>-2,219.00</b>
Bill	011004	04/05/2023		513.314 · Property ...	-2,219.00	2,219.00
TOTAL					-2,219.00	2,219.00
<b>Bill Pmt -Check</b>	<b>2667</b>	<b>04/24/2023</b>	<b>NEWS PRESS</b>	<b>101.001 · Suntrust-...</b>		<b>-5,360.68</b>
Bill	0005501144	04/05/2023		519.480 · Legal Adv...	-5,360.68	5,360.68
TOTAL					-5,360.68	5,360.68
<b>Bill Pmt -Check</b>	<b>2668</b>	<b>04/24/2023</b>	<b>SWINE SOLUTIONS</b>	<b>101.001 · Suntrust-...</b>		<b>-1,650.00</b>
Bill	407	04/05/2023		538.465 · Hog Rem...	-1,650.00	1,650.00
TOTAL					-1,650.00	1,650.00
<b>Bill Pmt -Check</b>	<b>2669</b>	<b>04/24/2023</b>	<b>WRATHELL, HUNT...</b>	<b>101.001 · Suntrust-...</b>		<b>-4,125.00</b>
Bill	2021-2369	04/05/2023		512.311 · Managem... 513.310 · Assessm...	-3,750.00 -375.00	3,750.00 375.00
TOTAL					-4,125.00	4,125.00
<b>Check</b>	<b>2670</b>	<b>04/24/2023</b>	<b>RIVER HALL CDD</b>	<b>101.001 · Suntrust-...</b>		<b>-87,914.49</b>
				207.203 · Due to D...	-87,914.49	87,914.49
TOTAL					-87,914.49	87,914.49
<b>Check</b>	<b>2671</b>	<b>04/24/2023</b>	<b>RIVER HALL CDD</b>	<b>101.001 · Suntrust-...</b>		<b>-159,986.67</b>
				207.204 · Due to Se...	-159,986.67	159,986.67
TOTAL					-159,986.67	159,986.67
<b>Check</b>	<b>2672</b>	<b>04/24/2023</b>	<b>RIVER HALL CDD</b>	<b>101.001 · Suntrust-...</b>		<b>-149,303.52</b>
				207.205 · Due to Se...	-149,303.52	149,303.52
TOTAL					-149,303.52	149,303.52



**Electric Bill Statement**

**For:** Feb 18, 2023 to Mar 21, 2023 (31 days)

**Statement Date:** Mar 21, 2023

**Account Number:** 02979-06091

**Service Address:**

2501 RIVER HALL PKWY # ST LTS  
ALVA, FL 33920

**RIVER HALL COMMUNITY DEVELOPMENT,**  
Here's what you owe for this billing period.

**CURRENT BILL**

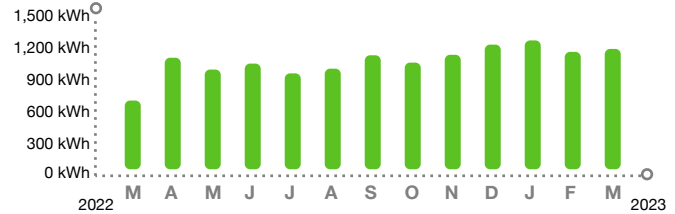
**\$173.78**

TOTAL AMOUNT YOU OWE

**Apr 11, 2023**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY**



**KEEP IN MIND**

- Payment received after June 09, 2023 is considered LATE; a late payment charge of 1% will apply.

**BILL SUMMARY**

Amount of your last bill	169.86
Payments received	-169.86
Balance before new charges	0.00
<hr/>	
Total new charges	173.78
<b>Total amount you owe</b>	<b>\$173.78</b>

(See page 2 for bill details.)

The Florida Public Service Commission approved new FPL rates to balance fuel and hurricane costs that will take effect in April. State regulators are reviewing FPL's plan to reduce bills in May. Learn more at [FPL.com/Rates](https://www.fpl.com/Rates).

Customer Service: 1-800-375-2434  
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)  
Hearing/Speech Impaired: 711 (Relay Service)



/ 27

5314029790609138737100000

The amount enclosed includes the following donation:

**FPL Care To Share:** \_\_\_\_\_

Make check payable to FPL in U.S. funds and mail along with this coupon to:

RIVER HALL COMMUNITY DEVELOPMENT  
2300 GLADES RD STE 410W  
BOCA RATON FL 33431-8556

FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001

Visit [FPL.com/PayBill](https://www.fpl.com/PayBill) for ways to pay.

02979-06091

ACCOUNT NUMBER

\$173.78

TOTAL AMOUNT YOU OWE

Apr 11, 2023

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED





**Customer Name:** RIVER HALL COMMUNITY DEVELOPMENT  
**Account Number:** 02979-06091

### BILL DETAILS

Amount of your last bill	169.86
Payment received - Thank you	-169.86
Balance before new charges	\$0.00

#### New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.68
Non-fuel: (\$0.080680 per kWh)	\$99.33
Fuel: (\$0.040470 per kWh)	\$49.82
Electric service amount	161.83
Gross receipts tax (State tax)	4.15
Franchise fee (Reqd local fee)	7.67
Taxes and charges	11.82
Regulatory fee (State fee)	0.13
<b>Total new charges</b>	<b>\$173.78</b>
<b>Total amount you owe</b>	<b>\$173.78</b>

### METER SUMMARY

Meter reading - Meter KG85078. Next meter reading Apr 20, 2023.

<b>Usage Type</b>	<b>Current</b>	-	<b>Previous</b>	=	<b>Usage</b>
kWh used	18119		16888		1231

### ENERGY USAGE COMPARISON

	<b>This Month</b>	<b>Last Month</b>	<b>Last Year</b>
Service to	Mar 21, 2023	Feb 18, 2023	Mar 21, 2022
kWh Used	1231	1201	703
Service days	31	29	31
kWh/day	39	41	22
Amount	\$173.78	\$169.86	\$97.91

### KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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For the seventh time in eight years, FPL earned top national honors for service reliability.

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When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



**Electric Bill Statement**

**For:** Feb 18, 2023 to Mar 21, 2023 (31 days)

**Statement Date:** Mar 21, 2023

**Account Number:** 82155-24268

**Service Address:**

2401 RIVER HALL PKWY # FOUNTN  
ALVA, FL 33920

**RIVER HALL COMMUNITY DEVELOPMENT,**  
Here's what you owe for this billing period.

**CURRENT BILL**

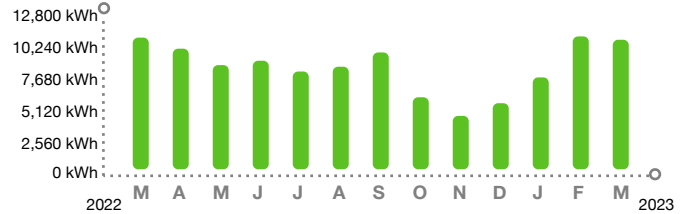
**\$1,201.90**

TOTAL AMOUNT YOU OWE

**Apr 11, 2023**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY**



**BILL SUMMARY**

Amount of your last bill	1,223.49
Payments received	-1,223.49
Balance before new charges	0.00
<hr/>	
Total new charges	1,201.90
<b>Total amount you owe</b>	<b>\$1,201.90</b>

(See page 2 for bill details.)

**KEEP IN MIND**

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Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)  
Hearing/Speech Impaired: 711 (Relay Service)



/ 27

5314821552426880910210000

The amount enclosed includes the following donation:

**FPL Care To Share:** \_\_\_\_\_

Make check payable to FPL in U.S. funds and mail along with this coupon to:

RIVER HALL COMMUNITY DEVELOPMENT  
2300 GLADES RD STE 410W  
BOCA RATON FL 33431-8556

FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001

Visit [FPL.com/PayBill](https://www.fpl.com/paybill) for ways to pay.

82155-24268	\$1,201.90	Apr 11, 2023	\$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED



**Customer Name:** RIVER HALL COMMUNITY DEVELOPMENT  
**Account Number:** 82155-24268

### BILL DETAILS

Amount of your last bill	1,223.49
Payment received - Thank you	-1,223.49
Balance before new charges	\$0.00

#### New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND /per Contract	
Base charge:	\$29.98
Non-fuel: (\$0.027920 per kWh)	\$315.58
Fuel: (\$0.040470 per kWh)	\$457.43
Demand: (\$12.65 per KW)	\$316.25
Electric service amount	1,119.24
Gross receipts tax (State tax)	28.72
Franchise fee (Reqd local fee)	53.07
Taxes and charges	81.79
Regulatory fee (State fee)	0.87
Total new charges	\$1,201.90
<b>Total amount you owe</b>	<b>\$1,201.90</b>

### METER SUMMARY

Meter reading - Meter KCJ5863. Next meter reading Apr 20, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	20944		09641		11303
	19.60				
Actual demand					20
Contract demand					25

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 21, 2023	Feb 18, 2023	Mar 21, 2022
kWh Used	11303	11597	11491
Service days	31	29	31
kWh/day	364	399	370
Amount	\$1,201.90	\$1,223.49	\$1,143.47

### KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

### Download the app

Get instant, secure access to outage and billing info from your mobile device.

[Download now >](#)

### Outstanding reliability

For the seventh time in eight years, FPL earned top national honors for service reliability.

[See more >](#)

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.

FL GIS Solutions, LLC  
12821 Fairway Cove Ct  
Fort Myers, FL 33905  
(239)565-3066  
Felipel@flgis.com

## Invoice 1127



**BILL TO**  
Chuck Adams  
River Hall Community  
Development District  
9220 Bonita Beach Rd  
Suite 214  
Bonita Springs, FL 34135

DATE  
03/01/2023

PLEASE PAY  
**\$1,225.00**

DUE DATE  
03/16/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
02/24/2023	<b>GIS Services</b>	GIS database updates; Lee County 2023 Parcels	4.75	100.00	475.00
02/25/2023	<b>GIS Services</b>	GIS database updates; 2023 Ownership; Updates to GIS web Application	7.50	100.00	750.00

Please pay ACH or send check to the address below. Thank you!

TOTAL DUE

*SW* **\$1,225.00**

FL GIS Solutions, LLC  
12821 Fairway Cove Ct  
Fort Myers, FL 33905

THANK YOU.

# ENGINEERING



March 16, 2023  
**Invoice No. 90462**  
 Project No. 2015012

River Hall CDD  
 c/o Wrathell, Hunt & Associates  
 2300 Glades Road, Suite 410W  
 Boca Raton, FL 33431  
 Stephanie Schackmann

**River Hall CDD**

**For Services Rendered From February 1, 2023 to February 28, 2023**

General Services - Review county records and plat for ownership exhibit, Prepare exhibit on CDD owned land, review exhibit, site visit to inspect roadway, sidewalk and curb on CDD owned road, prepare exhibit, attend board meeting, cor with Felipe on exhibit

02/03/2022 -  
 Task 01- Stormwater Needs Analysis  
 EST \$7,500.00

	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
Z-General Services			
Engineer VII	4.50	170.00	\$765.00
Engineer III	13.00	115.00	\$1,495.00
Senior Designer	31.00	100.00	\$3,100.00
<b>Subtotal</b>	<b>48.50</b>		<b>\$5,360.00</b>
	<b>48.50</b>		<b>\$5,360.00</b>

<b>Reimbursable</b>	
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	<u>Amount</u>
Mileage	\$30.88
Permits/Recording Fees	\$115.00
<b>Total Reimbursable</b>	<b>\$145.88</b>

<b>Total Amount Due This Invoice</b>	<b>\$5,505.88</b>
--------------------------------------	-------------------

1.5% Late Fee will be applied to balances remaining after 60 days.



STATE OF FLORIDA  
**LEE COUNTY PROPERTY APPRAISER**  
 MATTHEW H. CALDWELL



**Mailing Address:**  
 P.O. Box 1546  
 Fort Myers, Florida 33902-1546

**Physical Address:**  
 2480 Thompson Street  
 Fort Myers, Florida 33901-3074

Telephone: (239) 533-6100 - (800)673-2856 (From anywhere in Continental US except 239 area code)

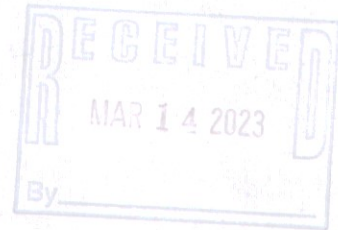
Facsimile: (239) 533-6160 Website: www.leepa.org

**INVOICE**

BILL TO	
<b>RIVER HALL CDD</b> Wrathell, Hart, Hunt & Assoc. 2300 Glades Road, Ste 410W Boca Raton, FL 33431	<b>Date:</b> 11/16/2022 <b>Invoice Number:</b> 011004 <b>Customer ID:</b> 000265 <b>Terms:</b> Due Upon Receipt <b>Tax Roll Mgr:</b>

**District Authority: RIVER HALL CDD**  
**Pursuant to Resolution:**  
 Dated:

DESCRIPTION	QUANTITY	UNIT DESC.	RATE	EXT PRICE
2022 Non Ad Valorem Roll	2,219.00		1.00	2,219.00



Please make check payable to Lee County Property Appraiser

Remit To:  
 Lee County Property Appraisers Office  
 Attn: Accounts Receivable - 4th Floor  
 P.O. Box 1546  
 Fort Myers, FL 33902

<b>TOTAL:</b>	<b>2,219.00</b>
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<b>ACCOUNT NAME</b>		<b>ACCOUNT #</b>	<b>PAGE #</b>
River Hall Cdd		6056	1 of 1
<b>INVOICE #</b>	<b>BILLING PERIOD</b>	<b>PAYMENT DUE DATE</b>	
0005501144	Mar 1- Mar 31, 2023	April 20, 2023	
<b>PREPAY (Memo Info)</b>	<b>UNAPPLIED (included in amt due)</b>	<b>TOTAL AMOUNT DUE</b>	
\$0.00	\$0.00	<b>\$5,360.68</b>	
<b>BILLING ACCOUNT NAME AND ADDRESS</b>		<b>BILLING INQUIRIES/ADDRESS CHANGES</b>	
River Hall Cdd C/O Wrathell, Hunt & Assoc LLC Daphne Gillyard 2300 Glades RD # 410W Boca Raton, FL 33431-8556		1-877-736-7612 or smb@ccc.gannett.com	
		<b>FEDERAL ID</b>	
		47-2493274	
<b>Terms and Conditions:</b> Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. <b>All funds payable in US dollars.</b>			

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To sign-up for E-mailed invoices and online payments please contact [abgspecial@gannett.com](mailto:abgspecial@gannett.com). Previous account number: **471122**.

Date	Description	Amount
3/1/23	Balance Forward	\$341.48

**Legal Advertising:**

Date range	Product	Order Number	Description	PO Number	Runs	Ad Size	Net Amount
3/13/23	News-Press	GCI1029434	Notice Of Assessment Public He		1	3.0000 x 20 in	\$2,713.08
3/20/23	News-Press	GCI1029434	Notice Of Assessment Public He		1	3.0000 x 20 in	\$2,306.12

**PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT**



<b>ACCOUNT NAME</b>	<b>PAYMENT DUE DATE</b>	<b>AMOUNT PAID</b>
River Hall Cdd	April 20, 2023	
<b>ACCOUNT NUMBER</b>	<b>INVOICE NUMBER</b>	
6056	0005501144	

CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL AMOUNT DUE
\$5,019.20	\$0.00	\$0.00	\$0.00	\$341.48	\$0.00	<b>\$5,360.68</b>

<b>REMITTANCE ADDRESS (Include Account# &amp; Invoice# on check)</b>  News-Press Media Group P O Box 677583 Dallas, TX 75267-7583	<b>TO PAY WITH CREDIT CARD PLEASE FILL OUT BELOW:</b>  <input type="checkbox"/> VISA <input type="checkbox"/> MASTERCARD <input type="checkbox"/> DISCOVER <input type="checkbox"/> AMEX  Card Number _____ Exp Date ____/____/____   CVV Code _____ Signature _____   Date _____
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**Swine Solutions**

12013 Rose Ln  
Riverview, FL 33569 US  
Thomas@swinesolutionsfl.com  
https://www.SwineSolutionsFL.com

**INVOICE**

BILL TO  
River Hall CDD  
9220 Bonita Beach Road  
Suite 214  
Bonita Springs, FL 34135

INVOICE 407  
DATE 03/25/2023  
TERMS Net 30  
DUE DATE 04/24/2023

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Trapping Service	Month to Month	1	1,650.00	1,650.00

BALANCE DUE

*SW* **\$1,650.00**

**STORMWATER CONTROL  
HOG REMOVAL**



# Wrathell, Hunt & Associates, LLC

2300 Glades Rd.  
Suite 410W  
Boca Raton, FL 33431

# Invoice

Date	Invoice #
4/1/2023	2021-2369

Bill To:
River Hall CDD 2300 Glades Rd. Suite 410W Boca Raton, FL 33431

Description	Amount
Management	3,750.00
Assessment Methodology	375.00
<i>Building client relationships one step at a time ...</i>	
<b>Total</b>	\$4,125.00

**RIVER HALL**  
**COMMUNITY DEVELOPMENT DISTRICT**

**MINUTES**

**DRAFT**

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

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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

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

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

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

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

51

52 **THIRD ORDER OF BUSINESS**

**Developer Update**

53

54 Mr. Miars reported the following:

55 ➤ Home sales remain steady at just under 60 sales in River Hall Country Club (RHCC) and  
56 Hampton Lakes (HL), which is positive. There is a steady flow of new prospects even though the  
57 season has ended.

58 ➤ The permit for expansion of HL should be issued within the next 15 to 30 days. It was  
59 resubmitted and an earnest construction start is expected.

60 ➤ Construction commenced in parcel K2, which will be followed into Parcels H, D and C. All  
61 of those permits were issued or a notice to proceed was issued by the County.

62 ➤ Construction activity will be ongoing during the summer and through the third to fourth  
63 quarters. Completion of certain subdivisions and HL East will occur in 2024.

64 ➤ The Development Order (DO) for expansion of the pickleball courts was resubmitted  
65 because a previous order was pending and Lee County does not allow Developers to have two  
66 DOs on the same parcel. Updates will be provided at future CDD meetings or at the town hall.

67

68 **FOURTH ORDER OF BUSINESS**

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

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**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.

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

106

107 **SEVENTH ORDER OF BUSINESS**

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

110

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

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

116

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

120

121

122 **EIGHTH ORDER OF BUSINESS**

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

130

131 Mr. Mitchell presented Resolution 2023-08.

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

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

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**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**

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

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

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

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

182 • **2,433 Registered Voters in District as of April 15, 2023**

183 • **NEXT MEETING DATE: June 1, 2023 at 3:30 P.M.**

184 ○ **QUORUM CHECK**

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

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

187 ➤ Staff arranged for the Sheriff's Department to patrol the community and asked for a  
188 consensus on the patrol schedule.

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

191 ➤ The Sheriff will start placing street signs in a few general locations on the Parkway.

192 ➤ A control structure grate was removed. GulfScapes placed plywood over the structure  
193 until a new grate is installed.

194

195 **TWELFTH ORDER OF BUSINESS**

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

196

197

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

201

202 **THIRTEENTH ORDER OF BUSINESS**

**Supervisors' Comments/Requests**

203

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



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

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

212

213 **FOUREENTH ORDER OF BUSINESS**

**Adjournment**

214

215

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

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair

**RIVER HALL**  
**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF**  
**REPORTS**  
**C**

**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*

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 6, 2022 CANCELED</b>	<b>Regular Meeting</b>	<b>3:30 PM</b>
<b>November 3, 2022</b>	<b>Regular Meeting</b>	<b>3:30 PM</b>
<b>December 1, 2022</b>	<b>Regular Meeting</b>	<b>3:30 PM</b>
<b>January 5, 2023</b>	<b>Regular Meeting</b>	<b>3:30 PM</b>
<b>February 2, 2023</b>	<b>Regular Meeting</b>	<b>3:30 PM</b>
<b>March 2, 2023</b>	<b>Regular Meeting</b>	<b>3:30 PM</b>
<b>April 6, 2023</b>	<b>Regular Meeting</b>	<b>3:30 PM</b>
<b>May 4, 2023</b>	<b>Regular Meeting</b>	<b>3:30 PM</b>
<b>June 1, 2023</b>	<b>Regular Meeting</b>	<b>3:30 PM</b>
<b>July 6, 2023</b>	<b>Regular Meeting</b>	<b>3:30 PM</b>
<b>August 3, 2023</b>	<b>Public Hearing &amp; Regular Meeting</b>	<b>3:30 PM</b>
<b>September 7, 2023</b>	<b>Regular Meeting</b>	<b>3:30 PM</b>

**RIVER HALL**  
**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF**  
**REPORTS**  
**D**



**Wrathell, Hunt and Associates, LLC**

TO: River Hall CDD Board of Supervisors  
FROM: Shane Willis – Operations Manager  
DATE: June 1, 2023  
SUBJECT: Status Report – Field Operations

---

**Landscape Activities:**

1. Mowing weekly started on March 1
2. All drainage areas and lake banks are being mowed monthly
3. Fertilizing all turf in the month of May with 14-4-14
4. Weeds in turf sprayed monthly
5. Weeds in plant beds are being removed each week
6. Insect control on turf and plants sprayed as needed
7. Shrubs, ground cover were fertilized in May
8. Palms were fertilized in May
9. Hard cut backs on shrubs will be completed by the end of June, grasses such as Fakahatchee grass were completed prior to Easter.
10. Drainage and lake banks are being mowed monthly in the months of May thru Sept

**Damaged Street Lamp:** The street lamp was removed the week of November 21<sup>st</sup>. Staff currently waiting on cost to have replaced. From speaking with our vendor; the double head lamps and fiberglass pole with freight is approximately \$7K. Installed week of 5/15/23.

**No Parking Signs:** Notified by the Sheriff's Department on 2.17.23 that the "No Parking Sign" would need to include "No Standing" language. District Engineer is having the changes made.

**Swine Solutions:** One trap currently in CE15 and one in Wetland 30. To date the trapper has removed **39** adult hogs and **13** juveniles.

**Portico Boundary Fence:**

Agreement with Carter Fence has been executed - Total cost: \$80,950.00

- LDO approved and submitted to vendor on 4/25/23. Carter Fence submitted for permit on 4/25/23. Installation expected to be completed by 5/29/23.
- Sourcing new landscape proposals for installing clusia hedge.