

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

The Board of Supervisors of the River Hall Community Development District held a Regular Meeting on June 1, 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
Grady Miars (via telephone)	GreenPointe
Kim Tempesta	Resident
George Ware	Resident

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)

Resident Kim Tempesta discussed previous repairs made by the builder to address erosion at the lake behind her home. She objected to the CDD's request that she make additional repairs to her property and expressed concern about further erosion.

Mr. Willis stated the downspouts from her home, and likely neighboring homes, are pooling runoff water into the swale, which runs into the lake and causes the lake bank erosion.

Discussion ensued regarding previous repairs and the letter from the CDD asking the homeowners to make additional repairs on their property.

Mr. Adams stated, until the source of the erosion is addressed, it makes no sense to spend taxpayer dollars to address lake erosion. Both residents involved need to work together to install the pipe below grade to reduce the runoff volume; then, at that point, the CDD will fill the hole. No repair will be permanent, as erosion occurs where water and soil are present.

Staff will work with Ms. Tempesta to address the issue.

THIRD ORDER OF BUSINESS

Developer Update

Mr. Miars reported the following:

- Construction is ongoing in Parcel K and Parcel H; work will continue westward into the other two parcels and the Country Club.
- The permit for Hampton Lakes East (HLE) should be issued before the end of June.
- May sales are not final yet but each of the communities has more than 12 sales. In Hampton Lakes (HL), the average price is over \$430,000, and, in River Hall Country Club (RHCC), the average price is over \$525,000.
- Lennar is adding pools and options for 80% to 85% of the homes they will be building.
- The final pickleball court design was received and construction commenced. A contract was signed and dates will be determined when permits are received.

Mr. Asfour asked how many units are currently planned for RHCC. Mr. Miars stated he must check the exact number but it is below 1,000. Mr. Asfour asked Mr. Miars to send the information to Mr. Adams.

Mr. Stark noted that GreenPointe purchased ten acres behind the Welcome Center for \$300,000 and asked what is planned for the property. Mr. Miars stated the property was purchased because it is never desirable to have gaps in projects. The property has some upland acres associated with it that were considered as a location for future emergency services; ultimately, the Developer wants to own and control the property.

FOURTH ORDER OF BUSINESS

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

Mr. Adams stated this item was initially added with optimism. Mrs. Adams stated the HOA representative is not encouraging and advised that the HOA is consulting its attorney.

Discussion ensued regarding parcels within the gates that, according to the HOA documents, the HOA is supposed to maintain, including the west end substation and a parcel near the conservation area.

Mrs. Adams stated the CDD is maintaining the west end substation; a small amount of mulch was installed along the chain link fence located on Windsor Way and minimal cleanup was performed because the Board does not want to spend \$6,000 on an area the HOA should be maintaining.

Mr. Willis stated, when discussing the Maintenance Agreement, the HOAs stated they would like one standard of maintenance within each community.

Mrs. Adams stated the HOA budget includes funds for the maintenance, according to the Covenants. She will email a copy to the Board Members.

Discussion ensued regarding language in the Covenants and the next steps.

Mr. Urbancic stated a sample agreement was prepared but, if there is no written responsibility, the HOA could refuse to perform the maintenance. He suggested waiting to see the HOA response before spending a lot of time on this matter.

FIFTH ORDER OF BUSINESS

Discussion/Consideration of Grant of Easement [River Hall Country Club Homeowners Association, Inc.]

On MOTION by Mr. Asfour and seconded by Mr. Block, with Mr. Mitchell, Mr. Morash, Mr. Asfour and Mr. Block in favor and Mr. Stark dissenting, tabling the River Hall Country Club Homeowners Association, Inc., Grant of Easement, was approved. [Motion passed 4-1]

SIXTH ORDER OF BUSINESS

Update: Roadside Catch Basin Ownership Responsibility

A Board Member voiced his opinion that it is clear that the HOA owns the catch basins.

Mr. Urbancic stated he received a call from GreenPointe’s attorney and Mr. Barraco. The issue is that newer areas where construction draws and requisitions were done, there are portions of the stormwater management system coming off the roads for which the CDD has acquired the assets as part of requisitions and has done so over time. In older sections of the CDD, where there might be no easements to the CDD and no backup documentation that the CDD accepted those as part of requisitions or otherwise, Mr. Barraco and GreenPointe’s attorney advised that, under the scope of the CDD’s permit, it probably makes sense for the CDD to address the issue over time by putting them all together and treating them all the same in terms of managing them as part of the master stormwater system.

Mr. Krebs stated he reviewed with Mr. Barraco that, in the newer sections of HL, the CDD has been documenting the purchase of pipe material and easements are being granted on the plats. He and Mr. Barraco agreed that, at some point, a Bill of Sale is needed to bring the issue to a conclusion because, right now, the CDD has been making progress payments for materials that will become part of the stormwater management system.

Mrs. Adams will ask MRI for a quote to inspect all non-CDD pipes within the gates of the River Hall Country Club. The inspection will provide a detailed report describing needed cleaning and repairs.

Discussion ensued regarding the CDD entering into an Agreement with the HOA in which the CDD agrees to clean the pipes and the HOA and/or the River Hall Country Club is responsible for any repairs and capital improvements to those portions of the stormwater system it owns, including the catch basins.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of April 30, 2023

Mr. Adams presented the Unaudited Financial Statements as of April 30, 2023. He noted that the “Street sign repair & replacement” line item was extremely over budget because more

“No Parking” signs were needed. He responded to questions regarding the “Legal advertising”, “Entry & walls maintenance” and “Ornamental lighting & maintenance” line items, which were over budget due to unanticipated expenditures.

The financials were accepted.

EIGHTH ORDER OF BUSINESS

Approval of May 4, 2023 Regular Meeting Minutes

Mr. Mitchell presented the May 4, 2023 Regular Meeting Minutes.

Mr. Mitchell asked if the work that Mr. Cassani inquired about was done at the Texas crossing. Mr. Krebs stated the crossing and the berm breach in Hampton Lakes will be done at the same time.

The following change was made:

Line 191: Change “street” to “digital speed”

Discussion ensued regarding speed and parking enforcement.

Resident George Ware complained about traffic during parent pickup and drop off.

Mr. Willis asked if the Board wants to engage the Sheriff for school parking enforcement for the upcoming school year. The Board Members were in agreement. Mr. Willis will obtain an agreement. At this time, no changes were made to CDD speed limit signs.

On MOTION by Mr. Morash and seconded by Mr. Stark, with all in favor, the May 4, 2023 Regular Meeting Minutes, as amended, were approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Engineer: Hole Montes

The Board and Staff discussed the new fence installation. Mr. Krebs stated the sketch and legal description for the Easement Agreement is awaiting approval. The timing of the berm replacement will be up to MRI.

B. District Counsel: Coleman, Yovanovich & Koester

Mr. Urbancic stated it is likely that the Supervisors will be required to attend an annual four-hour ethics training course, as of January 1, 2024. He will research and advise if officers are also required to attend the course.

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

- **NEXT MEETING DATE: July 6, 2023 at 3:30 P.M.**
 - **QUORUM CHECK**

Supervisors Asfour, Mitchell, Stark and Block confirmed their attendance at the July 6, 2023 meeting. Supervisor Morash will not attend.

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

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

- Residents on Sagittarius Street asked for a chain link fence to close the gap where the builder removed a hedge. An estimate will be obtained.
- The front fountain has been out of order several times over the past few months; it could require pump and motor replacement. The cost was \$5,500 in December and prices have risen again. Mrs. Adams will check to see if there is a warranty.

TENTH ORDER OF BUSINESS

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

No members of the public spoke.

ELEVENTH ORDER OF BUSINESS

Supervisors' Comments/Requests

Mr. Asfour stated last month he referred to our Governor as a Mickey Mouse Governor and he wished to go on record to apologize to Mickey Mouse because he equated Mickey Mouse to the Governor and, in his opinion, that is an insult to Mickey Mouse.

Mr. Block asked if the first lot on Angelica Drive is CDD property. Mrs. Adams stated there is a lift station on the lot. Mr. Adams stated, according to the plat, the HOA is responsible for maintenance and it is owned by the CDD. Mr. Block noted that trucks are parking on the property. Mrs. Adams stated it is the HOA's responsibility to tell them to stop parking there.

Mr. Mitchell asked what was decided regarding fishing in the ponds. Mr. Adams stated the “No Fishing” policy needs to be enforced by the HOA. The CDD could implement a “No Trespassing” policy but it would require a policy and enforcement. The easement is in favor of the CDD for lake maintenance activities. Homeowners can call the Sheriff’s Department to report trespassers on private property. He discussed a Fishing Club that was successfully implemented in another CDD.

Discussion proceeded about fishing on River Golf Circle near the restrooms and the Golf Course’s prohibition of fishing on property.

Mr. Mitchell stated Grady Miars asked him to attend an informational meeting with some HOA Board Members, Mr. Barraco and Mr. Mike Greenwell to discuss the future traffic flow in the area. The first priority will be Buckingham Road, a Tier 2 that will be about seven years in the future; he believes it will be a four-lane road. The second priority, in about ten years, will be extending Sunshine Boulevard up to SR 80 on the east side of the Lamsid Canal. Route 31 also comes into play and the bike paths just installed on SR 80 will be removed in a few years to widen SR 80. Mr. Greenwell wants to hold informational meetings to keep residents informed because there are so many rumors circulating.

Mr. Stark discussed a recent Commissioner’s Workshop, local highway projects, the possibility of projects being expedited and impact fees assessed.

Discussion ensued regarding eminent domain, laws relating to lands owned by governmental entities properties within CDD boundaries and neighboring land owned by the County.

Mr. Stark asked for additional information regarding the applicable Statutes.

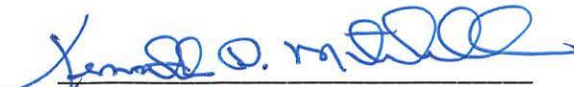
TWELFTH ORDER OF BUSINESS

Adjournment

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

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair