

RIVER HALL

**COMMUNITY DEVELOPMENT
DISTRICT**

September 7, 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

August 31, 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 September 7, 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. Consideration of Award of Contract for Lake Maintenance Services
5. Consideration of Collier Paving and Concrete Proposals for Sidewalk Grinding and Asphalt Repairs
6. Continued Discussion: Roadside Catch Basin Ownership Responsibility
7. Discussion: Fishing Policy
8. Continued Discussion/Update: Portico Fence Hedge Installation Project
9. Continued Discussion/Consideration of Agreement with Lee County Sheriff's Department for Patrolling Certain Areas
10. Continued Discussion/Consideration of Removal of Front Entry Decorative Lake Fountains
11. Acceptance of Unaudited Financial Statements as of July 31, 2023
12. Approval of August 3, 2023 Public Hearing and Regular Meeting Minutes
13. Staff Reports
 - A. District Engineer: *Hole Montes*

- B. District Counsel: *Coleman, Yovanovich & Koester*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: October 5, 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*
- 14. Public Comments: Non-Agenda Items (*3 minutes per speaker*)
- 15. Supervisors' Comments/Requests
- 16. 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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Crosscreek Environmental Inc.
111 61st Street East
Palmetto, FL 34221
 admin@crosscreekenv.com

Estimate

Date	Estimate #
8/23/2023	10589

Name / Address
River Hall CDD Attn:Shane Willis 9220 Bonita Beach Road Suite #214 Bonita Springs, FL 34135

* Estimate is good for 30 days.

Description	Total
Revenue needed for the initial treatment with follow up treatments targeting Torpedo grass, Dog Fennel, Cattails, Primrose Willow, Ragweed, various vines, Chara, and Algae in the following lakes. (SEE PICTURES)	
L-1-3 Torpedo grass- Dense areas	
L-1-4 Algae and Torpedo grass dense areas, plants missing or injured, Picture #1	
L-1-1A Exotic vegetation and Torpedo grass very dense and large areas, Picture #2	
L-1-1B Exotic vegetation and Torpedo grass very dense and large areas	
L-1-6A Torpedo grass dense in planting areas	
L-2-1A Torpedo grass, and dense vines over plants	
L-2-2F Torpedo grass,vines, and Chara topped out with algae	
L-2-2K Torpedo grass, exotic vegetation, Dog Fennel in dense large areas, Picture #3	
L-2-2B Torpedo grass, exotic vegetation, Dog Fennel in dense large areas, Picture #4	
L-2-2C Torpedo grass dense in all aquatic plantings	
L-2-2D Torpedo grass dense in all aquatic plantings	
L-2-2E Torpedo grass dense in all aquatic plantings	
L-2-2J Torpedo grass dense in all aquatic plantings	
L-2-6A Torpedo grass dense in all aquatic plantings, Chara and algae	
L-2-3A Torpedo grass dense out 20', Chara ring, perimeter algae, Picture #5	
35-40% open water covered with algae	
L-2-8A Torpedo grass dense areas, missing aquatic plants after current treatments, Picture #6	
L-2-8C Torpedo grass dense areas in aquatic plantings, Picture #7	
Please sign and return if accepted	Total

* All warranties exclude acts of God.

* A 3.5% processing fee will be added to all payments made by credit card.

Phone #(941) 479-7811 **Fax #** (941) 479-7812



Crosscreek Environmental Inc.
111 61st Street East
Palmetto, FL 34221
 admin@crosscreekenv.com

Estimate

Date	Estimate #
8/23/2023	10589

Name / Address
River Hall CDD Attn:Shane Willis 9220 Bonita Beach Road Suite #214 Bonita Springs, FL 34135

* Estimate is good for 30 days.

Description	Total
L-2-8D Torpedo grass dense with exotic vegetation very large slope areas covered. Pictures #8,9	
L-3-4B Torpedo grass dense areas, Chara and algae	
L-4-1A Torpedo grass very dense with exotic vegetation large area, Picture #10	
L-4-1B Torpedo grass dense areas with exotic vegetation	
L-4-1F Torpedo grass dense areas out 10' on perimeter of lake	
L-3-3 Torpedo grass dense areas	
L-3-3A Scattered Torpedo grass with some dense	
L-3-4A Scattered Torpedo grass and algae	
L-3-2 Scattered Torpedo grass and algae	
L-3-1 Scattered Torpedo grass and algae	
L-3-35B Scattered Torpedo grass	
L-4-1D Scattered Torpedo grass	
L-4-2B Scattered Torpedo grass	
L-2-4E Scattered Torpedo grass and algae	
L-2-4C Scattered Torpedo grass	
L-2-4A Scattered Torpedo grass	
Perimeter ditch	
Grassy brush along Windsor way needs treatment, Picture #12	28,000.00

Please sign and return if accepted	Total	\$28,000.00
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* All warranties exclude acts of God.

* A 3.5% processing fee will be added to all payments made by credit card.

Phone #(941) 479-7811

Fax # (941) 479-7812



SERVICE AGREEMENT

August 25, 2023

River Hall CDD
C/o: Wrathell, Hunt and Associates, LLC
9220 Bonita Beach Rd SE UNIT 214
Bonita Springs, FL 34135
Attn: Shane Willis

Terms: Net 30 days

DESCRIPTION

One-time initial treatment

SWS will provide equipment, herbicides, and labor to spray grasses/weeds in littorals throughout property. Due to the overgrowth of grasses/weeds we do expect collateral damage to existing beneficial plants. SWS will make every effort to minimize collateral damage.

L-2-A will be treated algae and submersed weeds

Total \$23,500.00

SUPERIOR WATERWAY SERVICES, INC.

CUSTOMER ACCEPTANCE - The above prices, specifications, and conditions are

satisfactory and are hereby accepted.

By: _____

By: _____

Dated: _____



MEMORANDUM

Date: September 7, 2023 (Revised)
To: River Hall Board of Supervisors
From: Shane Willis – Operations Manager
Cleo Adams – District Manager
Subject: Consideration of Award of Contract – Lake & Wetland Maintenance
Cc: File

A termination notice was provided to Solitude Lake Management on August 7th, based upon observations made by Staff with a follow-up of a Defective Work Notice issued on August 22nd due to unsatisfactory work product. The termination notice was effective as of September 3rd. Staff recently solicited a Request for Proposals (RFP) from four contractors with three submitting, based on the contract specifications provided by the District.

As is typical with the District’s contracts, this is a one-year contract with a second-year option to renew, at the sole discretion of the District. The financial tabulation is as follows:

<u>Company:</u>	<u>1st Year Price:</u>	<u>2nd Year Price:</u>
• DeAngelo Contracting Services	\$151,583.67	\$151,583.67
Initial Cleanup:	\$ 0.00	\$ 0.00
• Superior Waterways	\$159,489.40	\$159,489.40
Initial Cleanup:	<u>\$ 23,500.00</u>	
	\$182,989.40	
• Crosscreek Environmental	\$246,497.00	\$246,497.00
Initial Cleanup:	<u>\$ 28,000.00</u>	
	\$274,497.00	



Wrathell, Hunt and Associates, LLC

Aquagenix/DeAngelo Contracting Services has been in business for the past five years; with Aquagenix in business for the past twenty years (DeAngelo purchased Aquagenix) and has an office located in Fort Myers. Their references include Forest Country Club, Sabal Springs, Wyndemere and Collier County. Of these references provided, Staff spoke with two, both indicating that they have been under contract for the past two years, and are happy with their services. They have indicated that they have assigned two Aquatic Technicians to be on-site one day per week should they be awarded the contract.

They have indicated that they did not see a need for an initial clean up. They can correct any damages done with their routine maintenance visits. The only exception possibly will be the need for Aquatic planting. They can provide recommended locations after their initial routine maintenance treatments.

Superior Waterway Services, Inc. was founded in 1999 out of Riviera Beach, Fl with a SW Florida office located in North Port and provide a wide range of aquatic and wetlands services. Their confirmed local references include Cedar Hammock, Hideaway Beach Club (Marco Island), & Pelican Preserve (Fort Myers). Superior Waterway Services is the current contractor for three of WHA's Clients to include Parkland West & Lee CDD, Beach Road Golf Estates CDD located in Bonita Springs as well as Fiddlers Creek CDD #2 located in Naples.

The initial cleanup required includes eleven additional lake visits that will be split up over the first few months of service. They have indicated that routine maintenance will be 8-man days per month.

Crosscreek Environmental was founded in 2008 with a local office located in Cape Coral, Fl and provide a wide range of aquatic and wetland services. Their confirmed local references include Isles of Collier Preserve, Gateway CDD and Fiddlesticks Country Club. All of which, are satisfied with their services. Crosscreek is the current contractor for one of WHA's Clients: Verandah East & Verandah West CDD's located in Fort Myers.

The initial cleanup required includes 45 days to complete with the initial and routine maintenance. Six lake Technicians will be assigned to assist with the initial clean-up; with kill in place treatments as necessary. They have indicated that they will assign two Technicians, one day per week for routine maintenance.

Staff is withholding \$25,410.84 representing the months of July and August as these funds can be applied towards the required initial maintenance.

The current contract price is \$152,465.00. The 2023/24 fiscal year budget has allocated \$152,465.00 for these services.

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

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Divisions of Southern Striping Solutions, LLC.

239.591.5903 office

239.719.7087 cell

239.280.0762 fax

www.collierpave.com

PROPOSAL

Date: 8/9/2023
 Estimate #: 23-145
 Project: River Hall Inspection 2023
 Contractor: Wrathell, Hunt & Associates
 Location: River Hall Pkwy, Fort Myers
 Scope: Asphalt, Concrete, Signage

Item No.	Description	Quantity	Unit	Unit Price	Extension
	Mobilization, General Conditions	1	LS	\$ 3,649.50	\$ 3,649.50
	Misc Asphalt Replacement (Paver Patches)	242	SY	\$ 52.29	\$ 12,654.18
	Grind Concrete Sideewalk w/ Concrete Grinder	25	LF	\$ 25.00	\$ 625.00
	Misc. Concrete Patching	4	EA	\$ 382.87	\$ 1,531.48
	Demo Existing Concrete Curbing & Sidewalk	30	LF	\$ 94.71	\$ 2,841.30
	Form & Pour 3' Valley Gutter & Sidewlk	30	LF	\$ 69.15	\$ 2,074.50
				Total:	\$ 23,375.96

TERMS AND CONDITIONS

Price excludes all full depth repair to Sub-base
 Price excludes all replacement of any Wheel Stops
 Price excludes all concrete repairs or replacements
 No Permits, Fee's or Bond
 No traffic control or devices
 No Testing
 No Q/C Plan or Services
 No Fine Grade of sub-base
 Progress invoicing based on work completed
 Price submitted is good for 30 days from date of proposal
 Excludes all Asphalt over-runs due to yielding sub-grade or Base
 Asphalt material costs subject to (Fuel Cost Adjustment) base on market pricing after 90/days form contract.
 Final Prices Based on Field Measurements


 Eddie Rey
 Estimator/Project Manager

Date of Acceptance _____
 by: _____





MAJOR SIDEWALK CRACKING FROM TREE ROOTS TO BE REPLACED (±15LF)
S/W LOCATION #3

RIVER HALL
ELEMENTARY SCHOOL

PROP. S/W GRIND
LOCATION #5

PROP. S/W PATCH
LOCATION #1

PROP. S/W GRIND
LOCATIONS #3 & 4

PROP. S/W GRIND
LOCATION #2

PROP. S/W GRIND
LOCATION #1

PROP. ASPHALT REPAIR (±71')
ASPHALT REPAIR LOCATION #1

RIVER HALL PKWY

PROP. S/W PATCH
LOCATION #2

PROP. ASPHALT REPAIR (±110')
ASPHALT REPAIR LOCATION #2

REVISIONS	NUMBER	DATE

6200 Whiskey Creek Drive
Fort Myers, FL 33919
Phone : (239) 985-1200
Florida Certificate of
Authorization No. 1772



RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
ROADWAY INSPECTION EXHIBIT

THESE DRAWINGS ARE NOT
APPROVED UNLESS SIGNED
AND SEALED BELOW :

DESIGNED:	DATE:
C.L.K.	9/22
DRAWN:	DATE:
C.L.K.	9/22
CHECKED:	DATE:
C.L.K.	9/22
VERT. SCALE:	HORIZ. SCALE:
	1" = 100'

DRAWING NO. XXX-XX

REFERENCE NO. 2015.012NPS

PROJECT NO. 15.012 SHEET NO. 1 OF 2



SCALE: 1" = 100'



PROP. S/W PATCH LOCATION #5

3-FOOT VALLEY GUTTER TO BE REPLACED (±15LF) CURB LOCATION #5

RIVER HALL CLUBHOUSE

PROP. S/W GRIND LOCATION #6

RIVER HALL ELEMENTARY SCHOOL

PROP. S/W PATCH LOCATION #4

PROP. S/W PATCH LOCATION #3

RIVER HALL PKWY

REVISIONS	NUMBER	DATE

6200 Whiskey Creek Drive
Fort Myers, FL 33919
Phone : (239) 985-1200
Florida Certificate of
Authorization No.1772



RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
ROADWAY INSPECTION EXHIBIT

THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW :

DESIGNED:	DATE:
C.L.K.	9/22
DRAWING:	DATE:
C.L.K.	9/22
CHECKED:	DATE:
C.L.K.	9/22
VERT. SCALE:	HORIZ. SCALE:
	1" = 100'

DRAWING NO.	XXX-XX
REFERENCE NO.	2015.012NPS
PROJECT NO.	15.012
SHEET NO.	2 OF 2

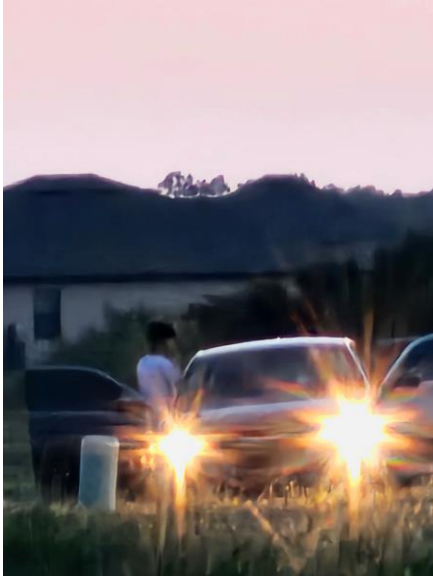
RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

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RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JULY 31, 2023**

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JULY 31, 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
ASSETS							
SunTrust	\$ 999,881	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 999,881
Investments							
SBA	5,531	-	-	-	-	-	5,531
Reserve A-1	-	-	206,925	75,400	-	-	282,325
Reserve A-2	-	-	-	412,550	-	-	412,550
Revenue A-1	-	-	161,264	157,943	-	-	319,207
Revenue A-2	-	-	-	178,965	-	-	178,965
Prepayment A-1	-	-	-	67	-	-	67
Construction	-	-	-	-	-	232,329	232,329
Due from capital projects fund	-	8	-	-	-	-	8
Deposits	1,622	-	-	-	-	-	1,622
Ashton oaks HOA	1,003	-	-	-	-	-	1,003
Hampton lake at river hall HOA	4,787	-	-	-	-	-	4,787
River hall country club HOA	4,787	-	-	-	-	-	4,787
Hampton golf & country club	4,787	-	-	-	-	-	4,787
Undeposited funds	550	-	-	-	-	-	550
Total assets	<u>\$1,022,948</u>	<u>\$ 8</u>	<u>\$ 368,189</u>	<u>\$ 824,925</u>	<u>\$ -</u>	<u>\$ 232,329</u>	<u>\$ 2,448,399</u>
LIABILITIES AND FUND BALANCES							
Liabilities:							
Due to Developer	20,404	-	-	-	-	-	20,404
Due to debt service fund 2011	-	-	-	-	8	-	8
Total liabilities	<u>20,404</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>8</u>	<u>-</u>	<u>20,412</u>
DEFERRED INFLOWS OF RESOURCES							
Deferred receipts	15,364	-	-	-	-	-	15,364
Total deferred inflows of resources	<u>15,364</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>15,364</u>
Fund balances:							
Nonspendable							
Prepaid and deposits	1,622	-	-	-	-	-	1,622
Restricted for:							
Debt service	-	8	368,189	824,925	-	-	1,193,122
Capital projects	-	-	-	-	(8)	232,329	232,321
Assigned to:							
Operating capital	145,000	-	-	-	-	-	145,000
Disaster recovery	250,000	-	-	-	-	-	250,000
Unassigned	590,558	-	-	-	-	-	590,558
Total fund balances	<u>987,180</u>	<u>8</u>	<u>368,189</u>	<u>824,925</u>	<u>(8)</u>	<u>232,329</u>	<u>2,412,623</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 1,022,948</u>	<u>\$ 8</u>	<u>\$ 368,189</u>	<u>\$ 824,925</u>	<u>\$ -</u>	<u>\$ 232,329</u>	<u>\$ 2,448,399</u>

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JULY 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll: net	\$ 1,138	\$ 593,063	584,451	101%
Assessment levy: off-roll	-	130,870	130,870	100%
Miscellaneous hog program shared cost	550	8,570	16,500	52%
Interest and miscellaneous	25	210	500	42%
Total revenues	<u>1,713</u>	<u>732,713</u>	<u>732,321</u>	100%
EXPENDITURES				
<i>Legislative</i>				
Supervisor	800	8,200	12,000	68%
<i>Financial & administrative</i>				
District management	3,750	37,500	45,000	83%
District engineer	1,595	31,248	25,000	125%
Trustee	-	-	7,100	0%
Tax collector/property appraiser	-	5,437	5,653	96%
Assessment roll prep	375	3,750	4,500	83%
Auditing services	-	3,515	3,300	107%
Arbitrage rebate calculation	-	-	650	0%
Public officials liability insurance	-	12,621	12,500	101%
Legal advertising	-	5,580	1,100	507%
Bank fees	425	594	350	170%
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	1,155	12,395	14,000	89%
<i>Electric utility services</i>				
Utility services	-	7,890	11,000	72%
Street lights	-	1,318	2,000	66%
<i>Stormwater control</i>				
Fountain service repairs & maintenance	-	-	6,000	0%
Aquatic maintenance	12,705	88,936	152,465	58%
Hog removal	1,650	13,200	19,800	67%
Lake/pond bank maintenance	-	6,300	5,000	126%
Stormwater system maintenance	-	5,829	40,000	15%

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JULY 31, 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	14,287	151,117	195,000	77%
Irrigation repairs & maintenance	-	12,125	12,500	97%
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 & street facilities</i>				
Street/parking lot sweeping	-	728	750	97%
Street light/decorative light maintenance	-	10,797	3,500	308%
Roadway repair & maintenance	-	1,503	1,500	100%
Sidewalk repair & maintenance	-	-	2,500	0%
Street sign repair & replacement	14,245	28,920	1,500	1928%
<i>Contingency</i>				
Miscellaneous contingency	80,950	80,950	50	161900%
Total expenditures	<u>131,937</u>	<u>588,815</u>	<u>650,858</u>	90%
Excess/(deficiency) of revenues over/(under) expenditures	(130,224)	143,898	81,463	
Fund balances - beginning	1,117,404	843,282	785,490	
Assigned				
Operating capital	145,000	145,000	145,000	
Disaster recovery	250,000	250,000	250,000	
Unassigned	592,180	592,180	471,953	
Fund balances - ending	<u>\$ 987,180</u>	<u>\$ 987,180</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 JULY 31, 2023**

	Current Month	Year To Date
REVENUES	\$ -	\$ -
Total revenues	-	-
 EXPENDITURES		
Debt service	-	-
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 JULY 31, 2023**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll	\$ 807	\$ 418,448	\$ 414,720	101%
Interest	1,381	11,927	-	N/A
Total revenues	<u>2,188</u>	<u>430,375</u>	<u>414,720</u>	104%
EXPENDITURES				
Debt service				
Principal	-	150,000	150,000	100%
Interest	-	264,600	264,600	100%
Total debt service	<u>-</u>	<u>414,600</u>	<u>414,600</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	2,188	15,775	120	
Fund balances - beginning	366,001	352,414	342,380	
Fund balances - ending	<u>\$ 368,189</u>	<u>\$ 368,189</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 JULY 31, 2023**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll	\$ 2,840	\$ 1,472,132	\$ 1,461,048	101%
Special assessment: off-roll	-	118,652	118,652	100%
Interest	3,056	32,335	-	N/A
Total revenues	<u>5,896</u>	<u>1,623,119</u>	<u>1,579,700</u>	103%
EXPENDITURES				
Debt service				
Principal (A-1)	-	500,000	500,000	100%
Principal (A-2)	-	550,000	550,000	100%
Interest (A-1)	-	257,250	257,400	100%
Interest (A-2)	-	282,000	282,000	100%
Total expenditures	<u>-</u>	<u>1,589,250</u>	<u>1,589,400</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	5,896	33,869	(9,700)	
Fund balances - beginning	819,029	791,056	778,544	
Fund balances - ending	<u>\$ 824,925</u>	<u>\$ 824,925</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 JULY 31, 2023**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 EXPENDITURES	 <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 JULY 31, 2023**

	Current Month	Year To Date
REVENUES		
Interest	\$ 890	\$ 7,023
Total revenues	890	7,023
EXPENDITURES		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	890	7,023
Fund balances - beginning	231,439	225,306
Fund balances - ending	\$ 232,329	\$ 232,329

4:53 PM

08/30/23

River Hall Community Development District
Check Detail
 July 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	2715	07/14/2023	PAUL ASFOUR	101.001 · Suntrust...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	2716	07/14/2023	KENNETH MITCHELL	101.001 · Suntrust...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	2717	07/14/2023	ROBERT STARK	101.001 · Suntrust...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	2718	07/14/2023	DANIEL J BLOCK	101.001 · Suntrust...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Bill Pmt -Check	2719	07/14/2023	CARTER FENCE COMPANY, INC.	101.001 · Suntrust...		-80,950.00
Bill	16092	07/12/2023		541.463 · Miscellan...	-80,950.00	80,950.00
TOTAL					-80,950.00	80,950.00
Bill Pmt -Check	2720	07/14/2023	HOLE MONTES	101.001 · Suntrust...		-1,595.00
Bill	91377	07/12/2023		519.320 · Engineer...	-1,595.00	1,595.00
TOTAL					-1,595.00	1,595.00
Bill Pmt -Check	2721	07/14/2023	LYKINS SIGNTEK INC.	101.001 · Suntrust...		-14,245.00
Bill	203727	07/12/2023		541.464 · Street Si...	-14,245.00	14,245.00
TOTAL					-14,245.00	14,245.00
Bill Pmt -Check	2722	07/14/2023	SOLITUDE LAKE MANAGEMENT	101.001 · Suntrust...		-12,705.42

4:53 PM

08/30/23

River Hall Community Development District Check Detail July 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	PSI-83795	07/12/2023		538.461 · Aquatic ...	-12,705.42	12,705.42
TOTAL					-12,705.42	12,705.42
Bill Pmt -Check	2723	07/14/2023	SWINE SOLUTIONS	101.001 · Suntrust...		-1,650.00
Bill	422	07/12/2023		538.465 · Hog Re...	-1,650.00	1,650.00
TOTAL					-1,650.00	1,650.00
Bill Pmt -Check	2724	07/14/2023	WRATHELL, HUNT & ASSOCIATES, LLC.	101.001 · Suntrust...		-4,125.00
Bill	2021-4044	07/12/2023		512.311 · Manage... 513.310 · Assessm...	-3,750.00 -375.00	3,750.00 375.00
TOTAL					-4,125.00	4,125.00
Check	2725	07/28/2023	RIVER HALL CDD	101.001 · Suntrust...		-1,371.14
				207.205 · Due to S...	-1,371.14	1,371.14
TOTAL					-1,371.14	1,371.14
Check	2726	07/28/2023	RIVER HALL CDD	101.001 · Suntrust...		-1,469.25
				207.204 · Due to S...	-1,469.25	1,469.25
TOTAL					-1,469.25	1,469.25
Check	2727	07/28/2023	RIVER HALL CDD	101.001 · Suntrust...		-807.37
				207.203 · Due to ...	-807.37	807.37
TOTAL					-807.37	807.37
Bill Pmt -Check	2728	07/28/2023	SAFEGUARD BUSINESS SYSTEMS, INC.	101.001 · Suntrust...		-425.65
Bill	9002003409	07/26/2023		513.490 · Bank Fees	-425.65	425.65
TOTAL					-425.65	425.65
Bill Pmt -Check	2729	07/28/2023	M.R.I. CONSTRUCTION INC	101.001 · Suntrust...		-300.00

River Hall Community Development District
Check Detail
 July 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	60	06/29/2023		538.464 · Lake/Po...	-300.00	300.00
TOTAL					-300.00	300.00
Bill Pmt -Check	2730	07/28/2023	GULFSCAPES LANDSCAPE MANAGEMENT SERVICES	101.001 · Suntrust...		-14,286.00
Bill	32043	07/26/2023		539.464 · Landsc...	-14,286.00	14,286.00
TOTAL					-14,286.00	14,286.00
Bill Pmt -Check	2731	07/28/2023	COLEMAN, YOVANOVICH & KOESTER, P.A.	101.001 · Suntrust...		-1,155.00
Bill	16581-001M 38	07/26/2023		514.100 · Legal Fe...	-1,155.00	1,155.00
TOTAL					-1,155.00	1,155.00



Voice: (888) 480-LAKE • Fax: (888) 358-0088

Invoice

Invoice Number: PSI-83795, 84419, 84420
Invoice Date: 06/01/23

PROPERTY: River Hall CDD

SOLD TO: River Hall CDD
Wrathell, Hunt and Associates, LLC
9220 Bonita Beach Rd, Ste.#214
Bonita Springs, FL 34135

Customer ID	Customer PO	Payment Terms	
R0194		Net 30	
Sales Rep ID	Shipping Method	Ship Date	Due Date
Jeff Moding			07/01/2023

Qty	Item Description	Unit Price	Extension
	June Billing 06/01/2023-06/30/23		
1	Annual Lake Maintenance		7,458.00
1	Annual Wetland Maintenance		5,193.92
1	Annual Fountain Maintenance		53.50

PLEASE REMIT PAYMENT TO:
SOLitude Lake Management, LLC
1320 Brookwood Drive, Suite H
Little Rock, AR 72202

Total Invoice	12,705.42
Payment Received	0.00
TOTAL	12,705.42

From: [shane willis](#)
To: [Archana Gujja](#); [Chloe Hiteshew](#); [Chuck Adams](#); [Cleo Adams](#); [Jeffrey Pinder](#); [Katherine Vemeyer](#); [Lida Castro](#); [Lucy Marte](#); [Nicole Parisi](#); [Rouyi Pan](#); [Shweta Wali](#); [Stephanie Schackmann](#)
Subject: River Hall
Date: Thursday, July 6, 2023 3:33:40 PM

Good Afternoon,

Attendance for the 7/6/23 River Hall CDD: (Present – Asfour, Mitchell, Stark, Block) (Not Present – Morash)

Respectfully,
Shane Willis
Operations Manager
Wrathell, Hunt, & Associates, LLC
9220 Bonita Beach Road
Suite #214
Bonita Springs, FL 34135
(239) 259-4299 ©

**FRAUD ALERT ---- DUE TO INCREASED INCIDENTS OF
WIRE FRAUD, IF YOU RECEIVE WIRE INSTRUCTIONS
FROM OUR OFFICE DO NOT SEND A WIRE.**

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 422
DATE 06/25/2023
TERMS Net 30
DUE DATE 07/25/2023

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

BALANCE DUE

\$1,650.00

*Stormwater Control
Hog Removal*

Wrathell, Hunt & Associates, LLC

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

Invoice

Date	Invoice #
7/1/2023	2021-4044

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>	
Total	\$4,125.00



July 6, 2023
Invoice No. 91377
 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 June 1, 2023 to June 30, 2023

General Services - Attend Board Meeting, review sidewalk repair locations, review Lykins sign proposal and send to Lykins for additional sign locations, Correspondence with MRI on berm repairs status

	Hours	Rate	Amount
Z-General Services			
Engineer VII	3.50	170.00	\$595.00
Engineer V	5.50	140.00	\$770.00
Engineer III	2.00	115.00	\$230.00
Subtotal	11.00		\$1,595.00
	11.00		\$1,595.00

Total Amount Due This Invoice **\$1,595.00**

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

Lykins Signtek Inc.
5935 Taylor Rd Naples, FL 34109
contact@lykins-signtek.com
239-594-8494
EIN #: 84-2486919

License #: ES1200882
lykins-signtek.com



ORDERED BY
River Hall CDD
Attn: Wrathell, Hunt & Assoc.
River Hall CDD
9220 Bonita Beach Rd. SE #214
Bonita Springs, FL 34135

INSTALL ADDRESS
2800 River Hall
Pkwy
Alva, FL 33920

CONTACT INFO
Charlie Krebs
charliekrebs@hmeng.com

Invoice 203727

No Parking Signs

SALES REP INFO
Brittany Bowling
Account Executive
brittany@lykins-signtek.com
239-494-5993

INVOICE DATE
06/22/2023

TERMS
50/50

INV.DUE DATE
06/22/2023

QT#
95088

#	ITEM	QTY	UOM	U.PRICE	TOTAL (EXCL. TAX)
1	No Parking Signs Fabrication and Installation of 30" no parking DOT inserts in a 1" tube frame backer, 4" smooth posts, 4" Sun City base and 4" ball finial. Assembly painted black.	11	Unit	\$1,295.00	\$14,245.00

A handwritten signature in black ink, appearing to be "AK", is located to the right of the table row.

Road and Street Facilities
Street sign repair and replacements

County Tax Max:	\$0
Subtotal:	\$14,245.00
Sales Tax (7%):	\$0
Total:	\$14,245.00

SIGNATURE:

DATE:

www.carter-fence.com
 3490 Shearwater Street
 Naples, FL 34117
 (239) 353-4102
 contracts@carter-fence.com



Invoice #16092

Date Created: Wed Jun 21, 2023
 Invoice Due: Fri Jul 21, 2023

Customer	Point of Contact
River Hall CDD c/o Wrathell, Hart, Hunt And Assoc. LLC Wrathell, Hart, Hunte And Assoc. LLC, 9220 Bonita Beach Road Bonita Springs, FL 34135 (239) 989-2939 (M)	Cleo Adams crismond@whhassociates.com (239) 989-2939 (M)

Service Location	Billing Address:
Hampton Lakes At River Hall, 3260 Hampton Blvd Alva, FL 33920-4621	

Item(s)

Qty	Name	Description
1	Mobilization: Lee County	Job is in Alva
1	Commercial Permit	Carter Fence Permitting Fee & Allowance: Clause for Commercial Permits for any City / County. Carter Fence will purpose an allowance for permits due to the uncertainty of fees until the permit has been executed from the city/ county. Permit Allowance should cover: Permit Cost, Fire Insp. Fee, Fire Knox Boxes Fee, L.D.O Permit Fee, etc. and will also include the Carter Processing Fee for the permit(s). Amount of Allowance \$650.00. (any remaining unused funds will be refunded)
2000	Aluminum Fence: 5'H	Manufacturer: Alumi-Guard Grade: Commercial Style: Ascot Rails: 3-Rail Color: Black Picket Size: 3/4" Post Size: 2" X .093 Wall including cement Panel Width: 6' Wide Bottom: Standard
1	General Clauses	<p>Thank you for choosing Carter Fence! Please mind the following clauses about your future fencing. Not all clauses may apply to this project:</p> <p>*Estimate and Layout Approval*: Please review attached layout. By signing this proposal you are agreeing to the layout provided, thus agreeing to all terms and conditions.</p> <p>*Industry Issues*: Due to COVID-19, industry pricing is fluctuating rapidly. Therefore, this estimate is only good for (2) weeks after it has been issued to customer. Please allow time for estimator to review pricing again if the estimate is older than (2) weeks. Thank you for your patience.</p> <p>*Clear Path for Installation*: Please have at minimum a 2' wide space cleared on the installation side of</p>

the fence. All brush/foliage/refuse/debris must be cleared or we will not be able to install.

--IF ASKED TO CUT BACK OR TRIM ANY PLANTS/HEDGES, CARTER FENCE ASSUMES NO LIABILITY FOR DAMAGE--

Spoils (dirt from digging): The dirt is normally dispersed along the fence line. If Carter Fence is to take the dirt back with them, there will be additional charges. Please ask your estimator if you have any questions on this.

Cap Rock: If cap rock is present, an additional \$25.00 PER HOLE will be charged for hard digging.

Public Locates: Carter Fence will call for all public utilities to be located (Power, Water, Sewage, Phone, Internet, etc.). HOWEVER, we are NOT responsible for any private utilities such as pool equipment, pool equipment piping, sprinkler heads or lines, or anything that doesn't fall under "Public Utilities".

Pets/Dogs: While a fence is a great way to give pets a free run in your yard, the fence will still be level as can be, which sometimes allows gaps on the bottom where pets could get out. The final grading will need to be done by landscapers or the customer after the fence installation to close all gaps. Carter Fence is not responsible for pets getting in or out.

Removal: Any removal of fencing not included in proposal will be at \$5/LF

1 Contract

THIS FENCE INSTALLATION SERVICES AGREEMENT
7TH day of September, 2022, by and between RIVER HALL COMMUNITY DEVELOPMENT DISTRICT, a community development district

The invoice shall be due and payable within forty-five (45) days of receipt by the District

Contract Amount for Est#39532: \$80,950.00

1 Completion

Completed On: 5/30/2023
Expires On:

*Road & Street Facilities
Misc contingency*

Invoice Total: \$80,950.00
Deposit Paid: \$0.00
Balance Due: \$80,950.00

Payment Methods Accepted: Cash, Check or Credit Card. If you would like to make a payment on our website using a credit card, please go to the following link: <https://carter-fence.com/transaction-form/>

Thank you for choosing Carter Fence as your trusted Fence Company!

Terms and Conditions

1.5% interest per month can be charged on past due accounts over 30 days. In the event of a suit for collection, reasonable attorney's fees and collection costs will be added to the cost of this invoice. In the event of any litigation from this contract or account, the parties agree that the venue will be in Collier County, and Florida law will govern. Please use this as your original copy, no original copy will be mailed.

Coleman, Yovanovich & Koester, P.A.
 Northern Trust Bank Building
 4001 Tamiami Trail North, Suite 300
 Naples, Florida 34103-3556
 Telephone: (239) 435-3535
 Fax: (239) 435-1218

River Hall CDD
 Wrathell, Hunt & Associates, LLC
 2300 Glades Road, Suite 410W
 Boca Raton FL 33431

Page: 1
 July 24, 2023
 File No: 16581-001M
 Statement No: 38

Attn: Debbie Tudor

Gen Rep

Previous Balance	\$2,337.50
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Fees

06/01/2023	GLU	Telephone conference with Carl Barraco on stormwater; Telephone conference with Rachael Greenstein regarding stormwater and other pending matters	175.00
	GLU	Review agenda for Board of Supervisors meeting; Participation in Board of Supervisors meeting; Review and respond to email correspondence from Supervisor Stark on roadway extension	612.50
06/06/2023	MEM	Review and respond to email correspondence from R. Greenstein	35.00
06/13/2023	GLU	Review email correspondence from Cleo Adams on HOA letter; Review letter from HOA.	87.50
06/21/2023	GLU	Review and respond to email correspondence from Rachael Greenstein on questions relating to agenda; Follow-up on same.	105.00
	MEM	Review and respond to email correspondence from R. Greenstein	35.00
06/26/2023	GLU	Review and respond to email correspondence from Rachel Greenstein	35.00
06/28/2023	GLU	Review and respond to email correspondence from WHA on agenda; Brief review	70.00
		Professional Fees through 07/24/2023	<u>1,155.00</u>
		Total Current Work	1,155.00

Payments

Total Payments Through 07/24/2023	-2,337.50
Balance Due (includes previous balance, if any)	<u>\$1,155.00</u>



FRED SEARL
334 EAST LAKE ROAD #214
PALM HARBOR FL 34685

INVOICE

BILL TO
ATTN: C/O WRATHELL HUNT- ROUYI
RIVER HALL COMM DEV DISTRICT
2300 GLADES RD STE 410W
BOCA RATON FL 33431-8556
USA

SHIP TO
ATTN: C/O WRATHELL HUNT- ROUYI
RIVER HALL COMM DEV DISTRICT
2300 GLADES RD STE 410W
BOCA RATON FL 33431-8556

ISSUANCE DATE 7/25/2023
DUE DATE 8/23/2023
CUSTOMER ID 600125794
INVOICE NUMBER 9002003409
PO NUMBER

Advisor No: 00V9-09 Cust No: R01FLT Order No: CDWC55

PRODUCT NUMBER	SHIP DATE	DESCRIPTION	RATE	VOLUME	UOM	DISCOUNT	AMOUNT
SFSL1MRB1	07/24/2023	LASER CHK 1PT RBLUE MRBL TRUIST **4658 Order#:CDWC55	0.46466	500	EA	0.00	232.33
EZSPREM	07/24/2023	EZSHIELD PREMIUM SERVICE Order#:CDWC55	0.00000	500	EA	0.00	0.00
SGCE2373	07/24/2023	ENVELOPE DBL WIN SELF BLANK Order#:CDWC55	0.29016	500	EA	0.00	145.08

PRODUCTS & SERVICES SUBTOTAL	377.41
ORDER DISCOUNTS	0.00
SHIPPING & PROCESSING	48.24
TAX	0.00
INVOICE AMOUNT	425.65
PAYMENTS & ADJUSTMENTS	0.00
AMOUNT DUE (USD)	\$ 425.65

Pay online at gosafeguardpayment.com to authorize payment via a debit from your checking account for no fee, or credit card for a nominal fee, where applicable. For questions regarding your invoice contact: FRED SEARL 866-888-0990 fsearl@gosafeguard.com

Net 30. Late payments are subject to 1.5% per month. For W9 requests, send an email to W9ComplianceRequestsSafeguardUS@gosafeguard.com

PLEASE DETACH AND REMIT WITH YOUR PAYMENT. MAKE CHECKS PAYABLE TO SAFEGUARD BUSINESS SYSTEMS.

>>>>MAIL YOUR CHECK TO THE *NEW* ADDRESS BELOW<<<<<

INVOICE NUMBER 9002003409
DUE DATE 8/23/2023
CUSTOMER ID 600125794
AMOUNT DUE (USD) \$ 425.65

SAFEGUARD BUSINESS SYSTEMS
LOCKBOX 229
P.O. BOX 7247
PHILADELPHIA, PA 19170-0001

3 9002003409 0600125794 0000042565 8

We guarantee you will be completely satisfied with every Safeguard-brand product you purchase. If you are not completely satisfied once you receive the order, we'll do what it takes to make it right. While Safeguard takes care in the manufacture of such products, it is commercially impossible to detect all errors and imperfections. Therefore, no other warranty is given, and all affirmations, samples or models made or shown are for illustrative purposes only.

THE ABOVE WARRANTY IS EXPRESSLY IN LIEU OF ALL OTHER WARRANTIES AND REPRESENTATIONS, EXPRESSED OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE AND NON-INFRINGEMENT. IN NO EVENT WILL SAFEGUARD BE LIABLE FOR ANY INDIRECT, SPECIAL, INCIDENTAL, CONSEQUENTIAL OR OTHER DAMAGES OF ANY NATURE OR DESCRIPTION RESULTING FROM ANY USE OR MISUSE OF ANY PRODUCT OR ANY ACT OR OMISSION BY SAFEGUARD, NOR WILL SAFEGUARD BE LIABLE FOR ANY BREACH OF WARRANTY (OR OTHER OBLIGATION BINDING UPON SAFEGUARD) IN AN AMOUNT GREATER THAN THE PURCHASE PRICE OF THE PRODUCT ACTUALLY PAID TO SAFEGUARD.

Title and risk of loss to products shall be deemed to pass to purchaser at point of shipment.

Safeguard conducts business in the state in which the products are shipped and is therefore required to collect appropriate sales and use taxes.

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Gulfscapes Landscape
Management Services
PO Box 8122
Naples, FL 34101 US
239-455-4911

Invoice 32043



BILL TO
River Hall CDD
c/o Wrathel, Hart, Hunt &
Associates, LLC
9220 Bonita Beach Rd., #214
Bonita Springs, FL 34135

DATE 06/30/2023	PLEASE PAY \$14,286.00	DUE DATE 07/30/2023
---------------------------	----------------------------------	-------------------------------

DESCRIPTION	AMOUNT
Monthly Landscape Maintenance for June 2023	14,286.00
SUBTOTAL	14,286.00
TAX	0.00
TOTAL	14,286.00
TOTAL DUE	\$14,286.00

THANK YOU.

Landscape Maint

H

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

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

The Board of Supervisors of the River Hall Community Development District held a Public Hearing and Regular Meeting on August 3, 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
Daniel J. Block (via telephone)	Assistant Secretary
Paul D. Asfour	Assistant Secretary
Michael Morash	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
Robert Rewis	Fire Chief
Greg Urbank	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 3:31 p.m. Supervisors Mitchell, Stark, Morash and Asfour were present. Supervisor Block attended via telephone.

On MOTION by Mr. Mitchell and seconded by Mr. Stark, with all in favor, authorizing Mr. Block's attendance and full participation, via telephone, due to exceptional circumstances, was approved.

SECOND ORDER OF BUSINESS

Public Comments (3 minutes per speaker)

40 Resident Greg Urbank discussed ongoing destruction caused by hogs at his residence.
 41 He presented photographs of the damage, noting that several neighboring residences on Apple
 42 Blossom Drive, abutting the preserve, are having similar issues. Mr. Mitchell stated that he and
 43 Mr. Urbank exchanged emails regarding the matter. Mr. Willis stated traps were set in the area
 44 and dogs are run twice a week and but, recently, only one hog was caught. Mr. Urbank
 45 discussed additional measures he undertook but to no avail, including a motion light detector,
 46 siren, wildlife cameras, hog deterrent, garlic powder and cayenne pepper.

47 Discussion ensued regarding the ongoing wild hog issue, current and potential means of
 48 eliminating the hogs and the tendency of the hogs to destroy sod.

49 Mr. Willis noted that hogs are intelligent and they return to locations where they have
 50 eaten before. He cautioned residents against shooting hogs in residential areas. Mr. Block
 51 stated that, per Florida Statute, people are not permitted to shoot firearms on private property
 52 of homes in residential neighborhoods where land is less than one acre.

53 The consensus was that residents can consider engaging trappers directly for additional
 54 trapping on their private property, with HOA approval.

55 Mr. Willis will email the trappers’ information to the Board and to Mr. Urbank.

56

57 **THIRD ORDER OF BUSINESS**

Developer Update

58

59 Mr. Adams stated that Mr. Miars was unable to attend so he will inform him of any
 60 issues.

61 A Board Member requested an update about the Queen Street entrance where the
 62 gates are gone and no progress has been observed for many months. He asked about the
 63 practice range where the silt fence was taken down and no progress has been made.

64 Mr. Adams will relay the questions to Mr. Miars.

65

66 **FOURTH ORDER OF BUSINESS**

**Public Hearing on Adoption of Fiscal Year
 2023/2024 Budget**

67

68

69 **A. Affidavit of Publication**

70 **B. Consideration of Resolution 2023-10, Relating to the Annual Appropriations and**
71 **Adopting the Budget for the Fiscal Year Beginning October 1, 2023, and Ending**
72 **September 30, 2024; Authorizing Budget Amendments; and Providing an Effective**
73 **Date**

74 Mr. Adams presented Resolution 2023-10. He reviewed the proposed Fiscal Year 2024
75 budget, which was unchanged since last presented and anticipates keeping assessments the
76 same, year-over-year. Expenses increased just under \$40,000 and the anticipated \$44,892
77 increase to fund balance will adjust the year-end fund balances to \$145,000 for assigned
78 operating capital and \$250,000 for assigned disaster recovery. Unassigned fund balance will
79 total approximately \$559,000.

80 Discussion ensued regarding fountain repairs.

81 Mr. Adams recalled the decision was made to continue maintaining the fountains and
82 stated that additional maintenance is anticipated. Mrs. Adams stated, while the east fountain
83 LED lights are under warranty until November 2023, the west fountain needs repairs and is no
84 longer under warranty.

85 Mr. Adams stated the addition to fund balance of just under \$45,000 will fund
86 maintenance obligations.

87 **Mr. Adams opened the Public Hearing.**

88 No members of the public spoke.

89 **Mr. Adams closed the Public Hearing.**

90

91 **On MOTION by Mr. Asfour and seconded by Mr. Morash, with all in favor,**
92 **Resolution 2023-10, Relating to the Annual Appropriations and Adopting the**
93 **Budget for the Fiscal Year Beginning October 1, 2023, and Ending September**
94 **30, 2024; Authorizing Budget Amendments; and Providing an Effective Date,**
95 **was adopted.**

96

97

98 **FIFTH ORDER OF BUSINESS**

99

100

101

102

Consideration of Resolution 2023-11,
Making a Determination of Benefit and
Imposing Special Assessments for Fiscal
Year 2023/2024; Providing for the
Collection and Enforcement of Special

Assessments, Including, but not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

103
104
105
106
107
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109
110

Mr. Adams presented Resolution 2023-11. This is the Assessment Levying Resolution that takes into consideration the budget that was just adopted and the assessment levels contained therein. It directs Staff to prepare a lien roll and transmit the on-roll lien roll to the Tax Collector for placement of the assessments on the property tax bill and sets forth a direct bill schedule for off-roll assessments.

115

On MOTION by Mr. Stark and seconded by Mr. Morash, with all in favor, Resolution 2023-11, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2023/2024; Providing for the Collection and Enforcement of Special Assessments, Including, but not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

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SIXTH ORDER OF BUSINESS

Update: Roadside Catch Basin Ownership Responsibility

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127

Mr. Krebs stated had no update, as he has not received anything from the Developer. He will review files as they are received.

Mr. Urbancic stated he received no response.

Discussion ensued regarding sand collecting in catch basins and the need for silt blocks during construction.

Mr. Adams stated the Lee County Building Department is responsible for enforcing compliance with the National Pollutant Discharge Elimination System (NPDES) permit requirements during construction.

136

137 **SEVENTH ORDER OF BUSINESS** **Discussion/Consideration of Agreement**
138 **with Lee County Sheriff’s Department for**
139 **Patrolling Certain Areas**
140

141 Mr. Willis stated he received the paperwork and completed the portion he was able to
142 complete; the contract was forwarded to Mr. Urbancic for review late last week. Mr. Urbancic
143 stated he will review the contract further.

144 Mr. Willis stated the Sheriff’s Department will be engaged for traffic control and will
145 patrol two days per week during school hours, on rotating shifts from 6:00 a.m. to 5:00 p.m.

146 Discussion ensued regarding managing construction traffic.

147 Mr. Urbancic recommended the Agreement be provided to Egis to ensure that Section
148 18 does not present an issue. Mr. Willis will send the Agreement to Egis for review.

149

150 **EIGHTH ORDER OF BUSINESS** **Continued Discussion/Consideration of**
151 **Proposals for the Portico Fence Hedge**
152

153 Mr. Willis stated the agenda item title is misleading, as the hedge was previously
154 approved. He presented proposals for a one-mile fence and an 800’ fence, noting that the
155 proposal includes a generic location; the one mile of fencing can be moved as the Board directs.

156 Mr. Willis stated the final proposal for installation of the Portico fence hedge provides 7-
157 gallon sized Clusia for approximately \$48,000; the project can commence in a few weeks.

158 Mr. Mitchell noted that, although both bond issuances include funds for perimeter
159 security, homeowners end up paying for security, rather than the Developer.

160 Mr. Krebs stated the area designated for a fence is ineligible for use of bond funds.

161 Discussion ensued regarding the cost, purpose and justification for installing a hedge in
162 front of the proposed fence.

163

164 **On MOTION by Mr. Morash and seconded by Mr. Asfour, with Mr. Mitchell,**
165 **Mr. Morash and Mr. Asfour in favor and Mr. Stark and Mr. Block opposed,**
166 **deferring installation of the Portico fence for one year, was approved. [Motion**
167 **passed 3-2]**

168

169

170 Mr. Stark voiced his opinion that waiting one year is a long time to defer. It was noted
171 that the deferral can be revisited.

172 **Discussion/Consideration of Proposals for the Sagittaria Lane Fence**

173 **This item was an addition to the agenda.**

174 Discussion ensued regarding the fencing proposals, proposed locations, permitting and
175 observations regarding pedestrians, wildlife and ATV traffic in the area.

176 Mr. Willis noted that large gaps enable vehicles to pass through and enter the
177 community, which was the reason for the 850’ fence proposal.

178

179 **On MOTION by Mr. Asfour and seconded by Mr. Morash, with Mr. Mitchell,**
180 **Mr. Block, Mr. Morash and Mr. Asfour in favor and Mr. Stark opposed, Carter**
181 **Fence Estimate #50583 for 850’ of fencing on Sagittaria Lane, in the amount of**
182 **\$17,229.50, was approved. [Motion passed 4-1]**

183

184

185 **NINTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial
Statements as of June 30, 2023**

186

187

188 Mr. Adams presented the Unaudited Financial Statements as of June 30, 2023. He
189 believes the “Due to Developer” line item, on Page 1, is related to an overpayment of
190 assessments in a previous year.

191 The financials were accepted.

192

193 **TENTH ORDER OF BUSINESS**

**Approval of July 6, 2023 Regular Meeting
Minutes**

194

195

196 The following change was made:

197 Line 22: Change “Sonia” to “Sonja”

198

199 **On MOTION by Mr. Morash and seconded by Mr. Asfour, with all in favor, the**
200 **July 6, 2023 Regular Meeting Minutes, as amended, were approved.**

201

202

203 **ELEVENTH ORDER OF BUSINESS**

Staff Reports

204

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

206 Mr. Krebs reported the following:

207 ➤ The parking signs were installed.

208 ➤ Berm repairs along the Florida Power & Light (FPL) easement are partially completed
209 but the contractor has not been able to access to a second area. Mr. Krebs will cut the chain
210 and install a new chain and lock. Work was completed outside Hampton Lakes but sod might
211 die due to lack of rain. The area will be photographed when the repairs are complete.

212 ➤ A proposal from Collier Paving for the road project is pending; Collier is very busy.

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

214 Mr. Urbancic discussed his findings related to an inquiry about eminent domain.

215 Mr. Urbancic stated he will follow up with the attorney regarding River Hall Country
216 Club landscape maintenance. He will email a copy of the letter to Mr. Asfour.

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

218 • **NEXT MEETING DATE: September 7, 2023 at 3:30 PM**

219 ○ **QUORUM CHECK**

220 All Supervisors confirmed their attendance at the September 7, 2023 meeting.

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

222 Mrs. Adams presented the Field Operations Report and noted the following:

223 ➤ The west fountain has been out of service for one month. There is no warranty and the
224 reason for the issue is unknown. No quotes for the repairs have been received.

225 Mr. Mitchell suggested turning the fountains off for one month to see if comments are
226 received from residents. He noted that the fountains cost a lot, on an annual basis, but the
227 Developers cite them as a selling feature; therefore, in his opinion, the Developers should pay
228 to maintain them. Mr. Asfour noted that homeowners will end up paying for repairs if the
229 budget must be increased to include future fountain repairs.

230 The consensus was to turn the fountains off until the next meeting.

231 ➤ Staff is currently obtaining proposals. A Request for Proposals (RFP) for lake
232 maintenance will be on the next agenda.

233 Mr. Willis reported that the HOA is still not maintaining the landscape parcels. He spoke
234 with residents who are very dissatisfied due to the very poor condition of the areas.

235

236 **TWELFTH ORDER OF BUSINESS**

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

238

239 Fire Chief Robert Rewis reported that the Fire Station construction is nearing
240 completion. A Grand Opening is tentatively planned for August 30, 2023, pending confirmation
241 of the fire truck delivery. When confirmation is received, information will be disseminated.

242

243 **THIRTEENTH ORDER OF BUSINESS**

Supervisors' Comments/Requests

244

245 Mr. Asfour stated he asked Mr. Minor for a unit count of planned units in the Country
246 Club several months ago and Mr. Minor was asked again last month but it is unclear if this
247 information was provided.

248 Mr. Asfour stated there is an apparent conflict between the Statute previously discussed
249 and the Florida Fish and Wildlife Conservation Commission (FWC), which states that "wild hogs
250 may be trapped and hunted year-round with landowner permission; a hunting license is not
251 required and a permit is not required to take wild hogs at night with a gun and light, with
252 landowner permission."

253 Mr. Mitchell asked if the CDD has any influence in controlling traffic flow on River Hall
254 Parkway, given that 400 units are planned between the Fire Station and the elementary school.
255 Mr. Urbancic stated the CDD does not have permitting or zoning authority but property owners
256 can participate in discussions.

257 Discussion ensued regarding the additional units planned, zoning changes, concerns
258 about traffic congestion and an upcoming public meeting.

259 Mr. Asfour noted that additional units on CDD properties will be assessed.

260 Mr. Mitchell stated he received numerous complaints about River Hall Parkway,
261 including crumbling concrete, broken sidewalks, dead trees and bushes and broken fences. Mr.
262 Krebs stated a proposal was requested from Collier Paving for grinding sidewalks and for
263 asphalt repairs; the portion pertaining to curbing repairs was removed.

264 Mrs. Adams stated the annual landscape enhancement projects have been postponed
265 due to the adding of additional signage; she knows of no dead trees. She encouraged Board
266 Members to forward such complaints to Staff, who will address them directly.

267 Mr. Asfour voiced his opinion that, as the entity responsible for maintaining the road,
268 the CDD should go on record stating that the CDD is not in favor of the proposed additional
269 development increasing from 1,999 to 3,500 units. Mr. Krebs noted that additional traffic signal
270 improvements could be needed but he is unsure of additional arguments that can be made.

271 Discussion ensued regarding roadway conditions, the need to ensure access for
272 emergency vehicles, school traffic, traffic improvements that can be required and the use of
273 traffic counts to justify traffic signal improvements.

274 Mr. Stark feels that one set of traffic lights approaching the fire station, that would be
275 green until a button is pressed, is needed.

276 Discussion ensued regarding traffic control devices and uncertainty regarding the
277 locations of future EMS Stations.

278 Mr. Stark discussed ongoing issues in Hampton Lakes, where youths are confronting
279 residents and claiming they have the right to access easements to fish from residents' yards. He
280 observed three youths with fishing poles and cellphones riding on one motorbike. He suggested
281 re-addressing fishing, as a joint effort with the HOAs, and suggested fishing be limited to
282 designated areas, as the HOAs have enforcement capabilities that the CDD does not.

283 Discussion ensued regarding trespassing on easements.

284

285 **FOURTEENTH ORDER OF BUSINESS**

Adjournment

286

287

288 **On MOTION by Mr. Stark and seconded by Mr. Asfour, with all in favor, the**
289 **meeting adjourned at 5:07 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS
C

RIVER HALL COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE

LOCATION

River Hall Town Hall Center, located at 3089 River Hall Parkway, Alva, Florida 33920

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 5, 2023	Regular Meeting	3:30 PM
November 2, 2023	Regular Meeting	3:30 PM
December 7, 2023	Regular Meeting	3:30 PM
January 4, 2024	Regular Meeting	3:30 PM
February 1, 2024	Regular Meeting	3:30 PM
March 7, 2024	Regular Meeting	3:30 PM
April 4, 2024	Regular Meeting	3:30 PM
May 2, 2024	Regular Meeting	3:30 PM
June 6, 2024	Regular Meeting	3:30 PM
July 11, 2024*	Regular Meeting	3:30 PM
August 1, 2024	Regular Meeting	3:30 PM
September 5, 2024	Regular Meeting	3:30 PM

***Exception**

The July meeting date is held one (1) week later to accommodate the Independence Day holiday.

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS
D



Wrathell, Hunt and Associates, LLC

TO: River Hall CDD Board of Supervisors

FROM: Shane Willis – District Manager

DATE: September 7, 2023

SUBJECT: Status Report – Field Operations

Fountains:

West Fountain: March 2021 – installed LED's (4 total), with a three-year warranty. Expires February 2024. Installed by Solitude Lake Management for a cost of \$3,800.00.

East Fountain: December 2022 – Replaced Pump and Motor. One year warranty on both. Expires November 2023. Installed by Superior Waterway for a cost of \$5,500.00.

FPL Easement Mowing: Current contract with P&T Lawn & Tractor Service is \$11,650.00 and is set to expire April 30, 2024. Bush hogging of the East and West side of River Hall Parkway is twice per year during the drought season. Next cut scheduled for October 2023. (9 acres on the West – adjacent to Cascades) and (35.3 acres on the East).

Lake & Wetland Contract: The current contract is set to expire September 30, 2023 however provides a second-year renewal option. The current contract is \$152,465.00.

Note: RFP Packages to be presented to Board at the 9/7/23 meeting.

Landscape Maintenance Contract: As briefly discussed at last month's meeting, GulfScapes current contract is set to expire September 30th. The current contract amount is \$192,387.00 which includes the mustang substation buffer maintenance.

Note: GulfScapes has indicated that they will not increase the contract should the Board consider continuing with their services. Contract renewal sent for signatures 8/31/23.

Storm Drain/Pipe Cleanout: In 2018 the Board placed this exercise on a three-year cycle. River Hall was completed in 2021 for a cost of \$19,550.00. Inspections will be scheduled in the Spring of 2024 for a cost of \$5K.

Cascades was completed in 2022 for a cost of \$18,700.00 and will be scheduled in 2025.

Note: River Hall Country Club HOA inspection proposal is an agenda item at this meeting for Boards discussion/consideration. Total Cost \$5K.

Street Sweeping: Scheduled annually in December. For 2023/24 budget purposes - \$750.00

Pressure Cleaning: Scheduled annually between the months of October to mid-November. For 2023/24 budget purposes - \$13,100.00. Contract signed 7/17/2023.

Hog Trapping: For 2023/24 budget purposes \$22,800.00.

Lighting Program: Current contract with Trimmers Holiday Décor is \$11K and is set to expire January 2024. Oak Lighting: \$7K and Holiday Decorating \$4K.

Bank Restoration Project:

Lake 3-5B: As discussed at last month's meeting with Ms. Tempesta surrounding the continued erosion to the lake bank adjacent to her property, the handout she provided at our meeting from the Developer was for work completed in 2020. Ms. Tempesta never responded to the district's letter from 2021, until our meeting last month.

Note: A second letter was sent explaining the need for the resident to install additional drainage piping before the District can make repairs to the lake bank. Delivery receipt received 7/11/23.

Portico Fencing Hedge: Project placed on hold per Board's guidance.