

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

The Board of Supervisors of the River Hall Community Development District held a Regular Meeting on November 2, 2023 at 3:30 p.m., at River Hall Town Hall Center, located at 3089 River Hall Parkway, Alva, Florida 33920.

Present were:

Ken Mitchell	Chair
Robert Stark	Vice Chair
Daniel J. Block	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
Andy Nott	Superior Waterway Services, Inc.
Lee Schmidt	Resident
Jennifer Bajar	Resident
Susan Bailey	Resident
Norman Schmitt	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 3:30 p.m.

All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments (3 minutes per speaker)

Resident Lee Schmidt asked about the status of lighting at the front gate and the fountains. Mr. Mitchell stated these will be discussed later in the agenda.

THIRD ORDER OF BUSINESS

Developer Update

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

FOURTH ORDER OF BUSINESS

Continued Discussion/Update: Initial Cleanup Efforts – Superior Waterway Services, Inc. (Andy Nott)

Mr. Nott distributed a Report encompassing approximately the first 30 days of treatments and noted the following:

- Approximately 25 man-days of work have been performed.
- Technicians initially treated 90% of the lakes; all problematic lakes have been treated multiple times.
- The only lakes that require additional treatment are the southern lakes that need further grading or development and the high-water mark is unclear.
- Lake 4-2 will be treated for submersed weeds on Monday November 6, 2023.
- Treatment is on track and a lot of progress has been made.
- Multiple technicians will be on site next week, above and beyond normal treatments.

Mr. Mitchell voiced his opinion that the lakes look a lot better; improvement is evident.

Mr. Stark opined that Superior has done a great job and did what they promised when taking over from the last company; there has been great change in 60 days.

Mr. Nott expressed his thanks and stated more improvement will be seen over the next 30 days.

Mrs. Adams stated she advised the previous lake management company that no additional payments will be made by the CDD.

FIFTH ORDER OF BUSINESS

Continued Discussion/Consideration of Removal of Front Entry Decorative Lake Fountains

- **Consideration of Superior Waterway Services, Inc. Service Agreement [Fountain Repair]**

Mr. Mitchell stated that the front fountains were turned off because the primary function of the fountains is aesthetic. The Board feels that, because the Developer and the builders use those fountains to sell homes, they ought to pay for the maintenance and repairs but they refused to do so. The fountains were turned off because the west side fountain requires repair, at a cost of approximately \$5,700. It costs approximately \$1,000 per month to operate the fountains and a total of \$6,600 is budgeted annually for the expense.

Whether the CDD should take responsibility for operating the fountains at the homeowners' expense was discussed.

Mr. Asfour recalled that the fountains were reconsidered because they are unnecessary for CDD operations and the Board is responsible for making sure the necessary things are done and turning the fountains off will save money. He noted receiving negative feedback on Facebook and stated, if homeowners and residents want the fountains on, the Board will approve it but assessments might need to increase a nominal amount.

Resident Jennifer Bajar asked what hours the lights and fountains run. Mr. Willis stated the lights and fountains are not connected; they are separate units with separate issues. It was noted that the fountains run from 7:00 a.m. to 10:00 p.m.

Mr. Willis noted residents complained about the entrance fountains and streetlights being turned off. While the fountains were turned off for the reasons specified, the streetlights were not operational because repairs were needed. The \$6,000 annual cost is solely to run the fountains and the fountain lights.

Discussion ensued regarding adjusting the fountain hours, fountain repairs, the cost of repairs and the monthly fountain maintenance.

On MOTION by Mr. Stark and seconded by Mr. Morash, with all in favor, reinstating operation of the fountains permanently, from 9:00 a.m. to 10:00 p.m., and proceeding with replacement of the existing pumps, was approved.

A resident asked where the wells for the stormwater ponds are located. Mr. Krebs described the stormwater system and responded to questions, noting that the ponds are stormwater ponds; only certain ponds have recharge wells that are separate from the system.

Referring to the overlay, Mr. Stark indicated which lake provides irrigation water to all of Hampton Lakes. The only time water is moved from one basin to another is when the high-water mark is reached.

Ms. Bajar complained about construction debris and trash in the preserve and stated she asked Lennar to have crews clean up after themselves. Mr. Adams stated it will be addressed between the CDD and the Developer.

Mr. Urbancic stated he received no feedback from the HOA regarding the catch basins.

Resident Susan Bailey asked if 195 houses will be added in Hampton Lakes East and, if so, if another irrigation pump will be added for those homes. Mrs. Adams stated non-agenda items will be addressed at the end of the meeting.

Resident Norman Schmitt asked if the CDD is on a catch basin water replacement system using reuse water. Mr. Krebs stated, to his knowledge, there is not a reuse main into River Hall CDD from Lee County utilities.

Mr. Willis stated the CDD does not own, manage or operate the irrigation system; it falls under the purview of the HOA.

SIXTH ORDER OF BUSINESS

Consideration of GulfScapes Landscape Management Services Proposal #4338 [Bougainvillea Installation]

Mr. Willis presented GulfScapes Proposal #4338 and stated that additional proposals will be requested in an effort to obtain a better price. Mrs. Adams stated the Board previously approved the installation of a Clusia hedge, in a not-to-exceed price of \$46,000; however, the decision was made to install Bougainvillea, to deter trespassing. Mr. Adams noted that the proposal indicates that Bougainvillea will increase the maintenance costs.

This item was deferred to the next meeting.

SEVENTH ORDER OF BUSINESS

Discussion/Update: Operating Funds Investment Options

Mr. Adams presented investment options from BankUnited, FineMark Bank and Synovus Bank for the CDD’s operating funds. Each is a Qualified Public Depository. He discussed the features and benefits of each option and responded to questions.

On MOTION by Mr. Morash and seconded by Mr. Asfour, with all in favor, investing CDD funds utilizing the Bank United ICS Money Market investment option, was approved.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of September 30, 2023

On MOTION by Mr. Mitchell and seconded by Mr. Morash, with all in favor, the Unaudited Financial Statements as of September 30, 2023, were accepted.

NINTH ORDER OF BUSINESS

Approval of September 7, 2023 Regular Meeting Minutes

The following changes were made:

Line 55: Change “or” to “for”

Line 132: Change “Asfour” to “Mitchell”

Line 149: Add “by the CDD” after “for”

Line 160: Change “A Board Member” to “Mr. Morash”

Mrs. Adams asked attendees to state their names each time they speak, which will help with transcription of the minutes.

On MOTION by Mr. Asfour and seconded by Mr. Morash, with all in favor, the September 7, 2023 Regular Meeting Minutes, as amended, were approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Engineer: Hole Montes

- **Continued Discussion: Roadside Catch Basin Ownership Responsibility**

Mr. Krebs stated Collier Paving repaired the curbs and asphalt. Striping was inadvertently omitted from the proposal but it is being done. Grinding remains to be completed. An email was sent to Alex to schedule a time to review some areas that worsened to the point that they might not be able to be ground any further. In one area, a tree root severely raised the sidewalk and the tree root might need to be cut.

A Board Member opined that Collier Paving did a good job. He asked if the Town House center sidewalk that needs to be replaced must be Americans with Disabilities Act (ADA) accessible. Mr. Krebs replied affirmatively and stated he requested a proposal.

Mr. Krebs stated he has not received any correspondence regarding the inlets. Mr. Stark suggested Mr. Urbancic send a letter advising that the lack of response is accepted as an indication that they wish to keep the status quo.

Discussion ensued regarding the HOA's transfer of the inlets to the CDD and the CDD's transfer of landscaping to the HOA.

Mr. Urbancic recalled that the HOA's attorney responded in September, stating it is not the HOA's responsibility. Mr. Urbancic stated that he responded the next day by re-stating the issues and providing the backup again but has received no response to that communication.

Discussion ensued regarding the property that was not being maintained and the belief that some areas are being mowed.

Mr. Willis stated he receives weekly calls from residents complaining about it not being maintained.

Mr. Stark believes the issue is vines growing through the fence on the Florida Power & Light (FPL) side, along Windsor Way.

Discussion ensued regarding catch basin maintenance performed by the CDD and CDD parcels within the gate that the HOA no longer maintains even though they have the equipment within the gates and have done so historically.

Mr. Asfour noted that, if the CDD pays for it, everyone shares the cost but, inside the Country Club area, the Country Club homeowners would pay for it. Hampton Lakes and Cascades homeowners would be forced to pay to maintain areas within the Country Club.

Discussion ensued regarding how to address the issue, catch basin inspection and cleaning, flooding and construction blockages.

Discussion ensued regarding the CDD offering to take over maintenance of the drains in Hampton Lakes, the Country Club and The Cascades.

Mr. Adams stated the CDD took over the lakes and the interconnecting pipes between the lakes; other pipes going from the streets to the lakes are their responsibility. If the CDD does it for one, it must do it for all.

Mrs. Adams stated capital improvements would not be included, as the HOAs own the pipes; only cleaning and inspection will be offered.

Mr. Krebs noted that the HOA never submitted the proper paperwork to transfer ownership to the CDD.

Mr. Asfour expressed support for the CDD assuming maintenance of the drainage throughout the entire CDD to ensure everything is flowing correctly. Mr. Adams believes the Maintenance Agreement with the HOA will not differentiate between who owns ponds, preserves, etc.; it will only apply to inspection and cleaning and capital improvements will be excluded.

Mrs. Adams stated an inspection quote is needed.

Mr. Adams believes an Agreement with the HOA will be necessary.

Mr. Urbancic stated he is not wholly comfortable expending public funds to maintain assets not owned by the CDD.

Mr. Adams thinks an Inspect and Clean Maintenance Agreement with the entity can be done, recognizing that the same class of individuals benefits from the cleaning of those pipes as much as they do from the cleaning of the CDD pipes because it is all tied together with the same drainage system.

Mr. Adams stated, once the cost of the inspection is known, a dialogue can occur.

A resident asked if all the lakes in the three communities are interconnected. Mr. Krebs stated there are different drainage basins with different outfalls. The lakes within the drainage basins are interconnected.

B. District Counsel: Coleman, Yovanovich & Koester

Mr. Urbancic stated another meeting will be needed to address the bond closing.

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

Mr. Adams stated the bond issuance approved some time ago is coming to fruition; the request is to continue today’s meeting to November 16, 2023 at 11:00 a.m., at this location.

- **NEXT MEETING DATE: December 7, 2023 at 3:30 PM**

- **QUORUM CHECK**

All Supervisors confirmed their attendance at the November 16, 2023 meeting.

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

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

- The decorative entry column pillar repairs are under contract and to be scheduled.
- Holiday decoration installation will be scheduled for November or December.
- Palm pruning and mulch projects will be scheduled for late November or early December.
- Holiday tree lights on oak trees should be illuminated tonight.

Mr. Willis stated he received many positive calls regarding Sheriff responses in the community, as well as a small percentage of complaints.

ELEVENTH ORDER OF BUSINESS

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

Ms. Bejar reported that, since August, a tire has been sitting on the side of the street near a grate in the road by the potential new commercial site.

Ms. Bailey asked if the 195 new homes in Hampton Lakes East will have a pump installed for their irrigation system. A Board Member who previously served on the HOA Board stated a new, separate pumphouse will be installed. He suggested speaking with Vania Peal or Robert for more information.

A resident asked if the CDD handles the canceled roadway paving. Mr. Adams replied no, the CDD is only responsible for the Parkway. A Board Member stated GreenPointe is responsible for the final lift of asphalt.

Fire Chief Robert Rewis reported that the Fire Station Grand Opening was rescheduled to December 1, 2023 at 6:00 p.m. Children are believed to be responsible for some fires in Portico. The fire department should be called if anything unusual is observed.

TWELFTH ORDER OF BUSINESS

Supervisors' Comments/Requests

A Board Member stated he observed large iguanas and asked if anything can be done. Mr. Adams stated iguanas can be difficult to remove; some companies charge \$150 per head.

Discussion ensued regarding the need to repair the construction fence at Cascades. Mr. Adams stated a proposal will be requested.

Mr. Willis will follow up regarding the fence for Sagittaria Lane. If it was approved, he will have the contract executed quickly.

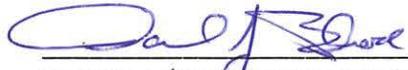
Discussion ensued regarding scheduling a workshop with the HOA after the proposal is received. The consensus was not to schedule anything until after the holidays.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Morash and seconded by Mr. Stark, with all in favor, the meeting recessed at 4:38 p.m., and was continued to November 16, 2023 at 11:00 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair