

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

The Board of Supervisors of the River Hall Community Development District held a Continued Regular Meeting on November 16, 2023 at 11:00 a.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
Greg Urbancic	District Counsel
Charlie Krebs (via telephone)	District Engineer
Peter Dame	Bond Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 11:00 a.m. Supervisors Mitchell, Stark, Asfour and Morash were present. Supervisor Block attended via telephone.

SECOND ORDER OF BUSINESS

Public Comments (3 minutes per speaker)

No members of the public spoke.

THIRD ORDER OF BUSINESS

Presentation of Supplemental Engineer's Report entitled "Supplement #2 dated February 2, 2023, revised April 6, 2023, revised July 25, 2023 to the River Hall Community Development District Engineer's Report dated October 25, 2005 and Supplement #1 dated November 15, 2019 and revised July 2, 2020"

Mr. Adams presented the Supplemental Engineer’s Report and stated that the Report was provided merely to clean up immaterial items; there were no changes to the project or the associated costs since the Report was last presented.

FOURTH ORDER OF BUSINESS

Presentation of Final Fourth Supplemental Special Assessment Methodology Report for Assessment Area 4

Mr. Adams presented the Final Fourth Supplemental Special Assessment Methodology Report dated November 7, 2023. The Report incorporates the final numbers since the bonds were sold through the Bond Purchase Agreement. The final amounts of the lien and assessment calculations for each of the properties are reflected in the Engineer’s Report and the Assessment Methodology.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-01, Supplementing Resolution No. 2023-05, Which Resolution Previously Equalized, Approved, Confirmed, Imposed and Levied Special Assessments on and Peculiar To Property Specially Benefited (Apportioned Fairly and Reasonably) by the District’s Projects; Approving and Adopting that Certain Supplemental Engineer’s Report Known as “Supplement #2 Dated February 2, 2023, Revised April 6, 2023, Revised July 25, 2023 to the River Hall Community Development District Engineer’s Report Dated October 25, 2005 and Supplement #1 Dated November 15, 2019 and Revised July 2, 2020” Prepared by Barraco and Associates, Inc.; Approving and Adopting the River Hall Community Development District Final Fourth Supplemental Special Assessment Methodology Report for Assessment Area 4 Prepared By Wrathell, Hunt & Associates, LLC Dated November 7, 2023, Which Applies the Methodology Previously Adopted to Special Assessments Reflecting the Specific Terms of the River

**Hall Community Development District
Capital Improvement Revenue Bonds,
Series 2023A (Assessment Area Four);
Providing for the Update of the District's
Assessment Records; and Providing for
Severability, Conflicts, and an Effective
Date**

Mr. Urbancic discussed the bond issuance process and presented Resolution 2024-01, also known as the "Final Terms" or "Bring Down" Resolution, which accomplishes the following:

- Authorizes bonds in the aggregate principal amount of \$8,020,000.
- Approves the final versions of the Supplemental Engineer's Report and the Supplemental Assessment Methodology Report and sets the assessment levels based upon these Reports and the final terms of the bonds.
- Directs the District Manager to update the assessment records accordingly.

Mr. Asfour noted he was not in attendance when the bond issue was approved in April. He stated that he has consistently been opposed to increasing the CDD's debt and noted that he would have voted against it; therefore, he will vote against this Resolution.

On MOTION by Mr. Morash and seconded by Mr. Stark, with Mr. Morash, Mr. Stark, Mr. Mitchell and Mr. Block in favor and Mr. Asfour dissenting, Resolution 2024-01, Supplementing Resolution No. 2023-05, Which Resolution Previously Equalized, Approved, Confirmed, Imposed and Levied Special Assessments on and Peculiar To Property Specially Benefited (Apportioned Fairly and Reasonably) by the District's Projects; Approving and Adopting that Certain Supplemental Engineer's Report Known as "Supplement #2 Dated February 2, 2023, Revised April 6, 2023, Revised July 25, 2023 to the River Hall Community Development District Engineer's Report Dated October 25, 2005 and Supplement #1 Dated November 15, 2019 and Revised July 2, 2020" Prepared by Barraco and Associates, Inc.; Approving and Adopting the River Hall Community Development District Final Fourth Supplemental Special Assessment Methodology Report for Assessment Area 4 Prepared By Wrathell, Hunt & Associates, LLC Dated November 7, 2023, Which Applies the Methodology Previously Adopted to Special Assessments Reflecting the Specific Terms of the River Hall Community Development District Capital Improvement Revenue Bonds, Series 2023A (Assessment Area Four); Providing for the Update of the District's Assessment Records; and Providing for Severability, Conflicts, and an Effective Date, was adopted. [Motion passed 4-1]

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Engineer: Hole Montes

B. District Counsel: Coleman, Yovanovich & Koester

There were no District Engineer or District Counsel reports.

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

Mr. Adams recalled that the Lee County Sheriff’s Office (LCSO) patrols on the Parkway were authorized through early November and asked if the Board would like to continue the patrols.

On MOTION by Mr. Asfour and seconded by Mr. Morash, with all in favor, continuing the Lee County Sheriff’s Office patrols on the Parkway, through the school year, was approved.

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

- **QUORUM CHECK**

The next meeting will be held on December 7, 2023, unless canceled.

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

There was no report.

SEVENTH ORDER OF BUSINESS

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

No members of the public spoke.

EIGHTH ORDER OF BUSINESS

Supervisors’ Comments/Requests

A Board Member asked for erosion on Chestnut Grove to be included on the next agenda.

Mr. Asfour asked for Staff to inspect the lake at the end of Sagittaria Lane.

Discussion ensued regarding the pending pump repairs.

Mr. Adams stated Staff will look into it and address the timer issue if necessary.

Discussion ensued regarding the need to replace the gate at Cascades when construction is complete.

Mr. Adams stated a proposal was requested.

Mr. Stark suggested the Cascades HOA be advised about the gate installation. He noted that Cascades is installing a pool and expressed concern about construction traffic, given the automated gate. Mr. Adams suggested they have a key so the back entrance can be utilized, when necessary.

NINTH ORDER OF BUSINESS


Adjournment

On MOTION by Mr. Asfour and seconded by Mr. Morash, with all in favor, the meeting adjourned at 11:11 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair