

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

The Board of Supervisors of the River Hall Community Development District held a Regular Meeting on December 7, 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:

Chuck Adams	District Manager
Cleo Adams	District Manager
Shane Willis (via telephone)	Operations Manager
Greg Urbancic (via telephone)	District Counsel
John Baker	District Engineer
James (Jim) Sickels	Resident
Kim Tempesta	Resident
Tony Wilson	Resident
Karen Asfour	Resident
Sally Shown	Resident
George Ware	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 3:33 p.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments (3 minutes per speaker)

Resident Jim Sickels discussed his concerns and suggestions regarding the planned placement of school signs and the lack of sight distances indicated in the plans, based upon his prior engineering experience. He stated he sent his suggestions to Mr. Grady Miars.

Mrs. Adams stated this topic will be discussed later in the meeting.

Resident Kim Tempesta discussed ongoing communications with Mr. Willis about lake bank erosion and remediations on her property. Mrs. Adams stated this will be discussed during the Eighth Order of Business.

Resident Tony Wilson asked for the status of his previous request for the Sheriff to place a speed monitor on SR-80. Mr. Willis stated the request was made of the Sheriff multiple times but the CDD can only make the request. The CDD engaged a Deputy to patrol and for enforcement, twice a week on a random rotation basis.

Mr. Wilson asked if any ordinance limits the number of home units if a community only has one entrance. Mr. Urbancic stated he is not aware of any such ordinance; it might be related to the Development Order.

Mr. Wilson asked if sewer covers are an HOA issue. Mr. Mitchell replied affirmatively.

Asked for the desired location of the speed monitor that was requested, Mr. Willis stated it was requested for Palm Beach Boulevard, as the CDD already engages with the Sheriff for River Hall Parkway.

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

Mrs. Adams distributed additional proposals.

Mr. Willis presented GulfScapes Proposal #4338 and additional proposals and stated, until the issue of the need to access the HOA's dripline is resolved, a final proposal price cannot

be obtained and installation cannot proceed. None of the vendors will warranty plantings without a dripline.

Discussion ensued regarding the CDD’s need to access the dripline, the HOA’s refusal to discuss what it perceives to be a CDD issue, trespassers, irrigation, easements, etc.

Mr. Block will speak with Hampton Lakes HOA regarding the need to tie in irrigation.

Mr. Willis will obtain additional proposals with fewer and/or smaller plants.

This item was deferred to the next meeting.

FIFTH ORDER OF BUSINESS

Discussion/Consideration of MRI Inspection, LLC Estimate #4217 for HOA Stormwater System Inspections

The Board and Staff discussed MRI Inspection, LLC Estimate #4217.

On MOTION by Mr. Asfour and seconded by Mr. Morash, with all in favor, MRI Inspection, LLC Estimate #4217 for HOA Stormwater System Inspections, in the amount of \$5,000, was approved.

• **Discussion/Consideration of Holding Workshop with HOAs After the Holidays**

The consensus was that a workshop is needed. No action was taken.

SIXTH ORDER OF BUSINESS

Consideration of Proposal to Repair/Replace Construction Fence at Cascades

Resident Sally Shown asked why the CDD would replace the fence since The Cascades broke off from the CDD. Mr. Asfour stated the easement is CDD property.

Mr. Willis will request a proposal in advance of the next meeting.

This item will be included on the next agenda.

SEVENTH ORDER OF BUSINESS

Discussion: Proposed Traffic Control Project on Parkway for Proposed Townhome Project

Mr. Stark presented his findings that were emailed to the Board regarding County permit filings indicating that GreenPointe applied to build 202 townhomes along the Parkway, between the firehouse and the school. He discussed South Florida Water Management District (SFWMD) permit filings and noted that the CDD is not indicated as a concerned party.

Mr. Adams stated that can be remedied.

Mr. Stark suggested notifying the County that the CDD wants to install a stop sign, in the short term, so that issues can be reviewed. He is concerned about a blind spot at a proposed entrance and noted that no stop signs or traffic improvements are on the current plans.

Discussion ensued regarding the need for resident and Fire Department input, the Engineer's comments and a letter from District Counsel. Concerns about impacts to emergency response and traffic impact and the need for a traffic study were discussed.

Mr. Urbancic asked if a Traffic Study is a requirement and if the project is in the Development Order (DO) stage such that the District Engineer can inform the County of the CDD's concerns and establish its position as a stakeholder.

Direct impact to the CDD and the need for the CDD to have input were discussed.

Mr. Urbancic noted that the CDD does not have permitting authority and discussed the need to determine how to address ownership and operation of the roadway.

Based on his experience in other such situations Mr. Baker stated he believes it is early in the process and that the County will have comments on the five intersections. Typically, with a DO submittal, the CDD should be able to be added as an Interested Party and a Principal Reviewer should serve as a point of contact.

Discussion ensued regarding the plans and drawings.

Mr. Adams stated some changes to CDD roadways, which will require CDD approval, might ultimately be needed.

Mr. Urbancic will speak with Mr. Krebs and Mr. Baker to determine the best means of establishing the CDD's position. The Board will be copied on the communication sent.

EIGHTH ORDER OF BUSINESS

Discussion: Chestnut Grove Erosion

Mrs. Adams referred to comments included in Mr. Willis' Operations Report regarding Lake 3-5B. The matter has been discussed many times; erosion repairs are necessary on the resident's property. The CDD cannot perform its bank restoration work there until the resident addresses their issues; continual sheet flow from the resident's property is eroding the CDD's lake bank. Mr. Asfour asked if that sheet flow is causing the sink hole. Mrs. Adams replied affirmatively.

Mr. Willis stated the CDD is prepared to proceed and have the lank bank restored but, if the resident does not address the issue and sheet flow continues, additional repairs will be necessary in six months. As has been done in multiple locations in the CDD and across properties in southwest Florida, the process is that homeowners must first make the repair to their property to fix the cause of the erosion and then the CDD repairs the lake bank.

Discussion ensued regarding Ms. Tempesta's property, the neighbor's property, repairs done by the builder, sheet flow flowing from the resident's property and resulting erosion.

The District Engineer was directed to inspect the property and submit a report at the next meeting. This item will be included on the next agenda.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of October 31, 2023

It was noted that the "Miscellaneous contingency" is at 2200% of budget because a specific account does not exist to account for the expense of the off-duty patrols. A line item will be created in the budget for this expense.

Asked if the HOAs are sharing the cost of hog removal, Mrs. Adams stated that only two of the six signatures were returned. Mr. Willis stated he will contact the HOAs again.

The financials were accepted.

TENTH ORDER OF BUSINESS

Approval of Minutes

A. November 2, 2023 Regular Meeting

The following changes were made:

Line 146: Change "Mitchell" to "Stark"

Line 174: Change “shopping” to “town house”

On MOTION by Mr. Morash and seconded by Mr. Asfour, with all in favor, the November 2, 2023 Regular Meeting Minutes, as amended, were approved.

Mrs. Adams asked Board Members to state their names each time they speak and make motions, which will help with transcription of the minutes.

B. November 16, 2023 Continued Regular Meeting

The following change was made:

Line 158: Change “Portico” to “Cascades”

On MOTION by Mr. Asfour and seconded by Mr. Morash, with all in favor, the November 16, 2023 Continued Regular Meeting Minutes, as amended, were approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Engineer: Hole Montes

Mr. Baker distributed a Change Order to Collier Paving Job #71153 reflecting revisions to the number of square feet of sidewalk to be repaired, and the cost of the construction entrance, which should be borne by the builder.

Discussion ensued regarding the repairs, treatment of tree roots, liability issues and repair versus replacement of concrete sidewalk.

Mr. Asfour asked if Collier Paving is trusted enough not to charge the full amount unnecessarily. Mr. Baker replied affirmatively.

On MOTION by Mr. Stark and seconded by Mr. Block, with all in favor, the deductive Change Order to Collier Paving Job #71153 by \$2,175.75, reducing the not-to-exceed total to \$10,272.55, was approved.

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

Mr. Baker stated Mr. Krebs advised that there is no new correspondence regarding existing drainage ownership.

Mr. Baker discussed an email about Brazilian Peppers in Sagittaria Lane common areas for which he and Mr. Krebs researched ownership. He read a portion of the Warranty Deed from when the area was conveyed to the CDD, which states “the Grantor does hereby covenant with Grantee that the property is free from all liens and encumbrances, except for taxes for the year 2011 and subsequent years, easements, covenants, conditions, restrictions, reservations and other matters of record.” He stated one of the matters of record is the Plat for those parcels. In the Plat, those areas are dedicated to the HOA; non-exclusive easements in the Tracts involved for drainage, lake access and landscape purposes including installation. Association shall be responsible for the maintenance and repair of such tracts. Such tracts are subject to the terms and conditions of the Declaration of Covenants and Restrictions of River Hall Country Club.

Mr. Baker stated it appears to Hole Montes that the CDD owns those tracts and the HOA has assigned maintenance rights for the landscaping.

All were in agreement. This matter will be discussed with the HOA.

Discussion ensued regarding installation of the fence, the presence of Brazilian Peppers on the berm and the location of the fence in relation to the Florida Power & Light (FPL) easement.

Mrs. Adams stated Mr. Willis is addressing the Brazilian Pepper issue. Mr. Adams opined that it would be easier to remove the Brazilian Pepper before proceeding with installation.

B. District Counsel: Coleman, Yovanovich & Koester

Mr. Urbancic stated that he is monitoring new bills being discussed in the new Legislative Session. One bill would increase the Limited Waiver of Sovereign Immunity and another bill would expand the ability for Credit Unions to become Qualified Public Depositories (QPDs). Updates will be provided as they become available.

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

Mrs. Adams reported the following:

- Pressure cleaning was completed last Friday and Saturday.

- Street sweeping occurred today.
- Landscaping turf will be fertilized in December.
- Palm pruning was completed in November.
- Pine straw will be installed next week.
- Hardwoods will be trimmed in January.
- **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

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

- The fountains were repaired and the timers were re-set for the fountain to run daily from 9:00 a.m. to 10:00 p.m. Since that occurred, no calls or emails were received regarding the fountains.
- The Sagittaria fence was discussed and approved at the last meeting. He executed the contract with Carter Fence and installation is expected in mid-January to the third week of January. Vegetation will be removed as necessary to enable installation of the fence.

TWELFTH ORDER OF BUSINESS

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

Resident George Ware asked for the turnover dates for the three communities. Mr. Adams stated that is an HOA matter; he does not know the dates. Mr. Ware asked what is to keep the HOAs, which are currently run by a majority of Developer representatives, from stalling with the CDD. He asked if the CDD can force the HOAs to respond to the issues now.

It was noted that the Report authorized today will identify issues.

Jim Sickles thanked the Board Members for their service and asked what is being done with the back entrance for Hampton Lakes, given overlapping responsibilities between the HOA and the CDD. He opined that residents are confused about the relationship between the HOA and the CDD. He questioned the community's single entrance, lack of a construction entrance,

and planning and zoning governance. He asked if the CDD will have control of the road from the back gate to the municipal road.

Mr. Asfour stated the CDD owns the bridge.

Mr. Sickles noted that the gate is partially constructed; the sub-base is installed and stakes are present but no progress seems to have been made and he received no answers.

A Board Member stated that the Board Members have asked the same questions; so far, the response is that there is a delay in installing power. Construction is managed by the Developer; GreenPointe is responsible for obtaining permits. It was noted that the project has been in permitting since March 2023. Mr. Stark stated that some slow progress was observed; he will ask for a further update. All exceptions were in the zoning document; they are not County-blocked, they are River Hall blocked.

Mr. Asfour stated Mrs. Adams posted information about the areas of CDD responsibility on the CDD website; anything not under the purview of the CDD is the responsibility of the HOA. Questions can be directed to Board Members or Staff, whose contact information is also on the website.

THIRTEENTH ORDER OF BUSINESS

Supervisors' Comments/Requests

Mr. Morash recalled a previous discussion about sweeping investments into an investment account. Mr. Adams stated that process is underway; deposit checks were sent this week.

FOURTEENTH ORDER OF BUSINESS

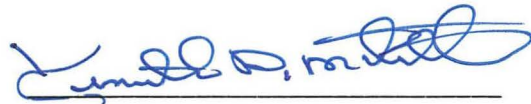
Adjournment

<p>On MOTION by Mr. Asfour and seconded by Mr. Morash, with all in favor, the meeting adjourned at 5:08 p.m.</p>

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair