

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

The Board of Supervisors of the River Hall Community Development District held a Regular Meeting on March 7, 2024 at 3:30 p.m., at the 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

Also present:

Chuck Adams	District Manager
Cleo Adams	District Manager
Greg Urbancic (via telephone)	District Counsel
Charlie Krebs	District Engineer
Andy Nott	Superior Waterway Services (Superior)
Mike Radford (via telephone)	M.R.I. Inspection LLC (MRI)
Elaine Aube	Resident
Leon Harrington	Resident
Sally Shown	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

Supervisors Mitchell, Stark, Asfour and Block were present. Supervisor Morash was not present.

SECOND ORDER OF BUSINESS

Public Comments (3 minutes per speaker)

Resident Elaine Aube asked if homeowners can post "Beware Alligator" signs near the lakes. The consensus was that the Ashton Oaks Condo Association can make that decision.

Resident Leon Harrington asked about the construction gate at the Cascades and noted what he perceives as a lack of security, as the gate is currently open 24/7. He indicated that he

and a few other residents have been using a chain to lock the gate and asked if it is okay to do so. Mr. Adams stated Mr. Harrington can use his lock but Staff will place a combination lock on the gate, as well. Asked about posting “No Trespassing” signage, Mr. Adams expressed his doubt that a sign will deter an individual from breaking the chain; a sign could be installed directing visitors to the main gate. Asked about the status of the gates that were ordered, Mr. Krebs stated that he will check with Mr. Willis.

THIRD ORDER OF BUSINESS

Update: Superior Waterway Services, Inc. Treatment Report – Andy Nott

Mr. Nott presented the Superior Waterways Treatment Report for January 2024 and discussed the water lilies.

FOURTH ORDER OF BUSINESS

Discussion/Consideration of MRI Inspection, LLC HOA Inspection Reports and Proposals/Estimates

Discussion ensued regarding the HOA’s responsibility for lake maintenance, the lake inspection results, structure numbers and the recommended cleaning.

A. Ashton Oaks

No recommended cleaning.

B. Cascades

Mr. Radford presented Estimate #4634 for stormwater system cleaning of pipes with 25% or greater blockage, for \$17,800, and Estimate #4635 for stormwater system cleaning of pipes with 50% or greater blockage, for \$8,000.

Staff will facilitate dumping by making the Florida Power & Light (FPL) easement available to MRI.

Mr. Radford will revise the proposal to reflect that only pipes with blockage of 50% or greater will be cleaned.

On MOTION by Mr. Stark and seconded by Mr. Asfour, with all in favor, the MRI Estimate #4635 for stormwater system cleaning of pipes with 50% or greater blockage, in the amount of \$8,000, was approved.

C. Club House and Welcome Center

D. Hampton Lakes

E. River Hall Country Club

Items C, D and E to be sent to the Developer. The suggestion is to have 2' by 3' map provided for each proposal when sending them to other responsible parties.

FIFTH ORDER OF BUSINESS

Developer Update

There was no update

SIXTH ORDER OF BUSINESS

Consideration of MRI Construction, Inc. Proposal #448 [3438 Hampton Blvd]

Mrs. Adams presented the MRI Construction, Inc. Proposal #448 for 3438 Hampton Boulevard, for a required berm repair.

Asked if the proposal includes the area at 3430 Hampton Boulevard as well, Mr. Radford replied affirmatively.

On MOTION by Mr. Stark and seconded by Mr. Block, with all in favor, MRI Construction, Inc. Proposal #448 for berm repair at 3438 Hampton Boulevard and 3430 Hampton Boulevard, in a not-to-exceed amount of \$6,800, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Collier Paving & Concrete, Divisions of Southern Striping Solutions, LLC

The following invoices were presented and discussed:

A. Proposal 24-107 [Inbound Lane Improvements]

On MOTION by Mr. Asfour and seconded by Mr. Stark, with all in favor, Collier Paving Estimate # 24-107, in the amount of \$11,082.88, was approved.

B. Change Order Request #2 [Remove and Replace Sidewalk]

This item is for ratification.

On MOTION by Mr. Stark and seconded by Mr. Block, with all in favor, Collier Paving Change Order #2 for Project #71153, for sidewalks repairs, in the amount of \$5,714.97, was ratified.

EIGHTH ORDER OF BUSINESS

Discussion/Consideration of Authorization to Request for Proposals (RFP) for Mill Resurfacing

Mr. Krebs stated, at some point, the main road at the entrance will need to be milled and resurfaced. The layers are starting to break apart and the Board should consider funding for the project. He presented the Collier Paving Budget Proposal for River Hall Mill Resurfacing in the amount of \$638,306.49.

Discussion ensued regarding asphalt costs, construction traffic and a funding source.

NINTH ORDER OF BUSINESS

Discussion/Consideration of Certain Documents

A. River Hall Country Club Phase 2A-1 Replat and Title Certification

Mr. Urbancic stated this item is a request from GreenPointe’s Counsel for the CDD to deed Tract D-1 back to GreenPointe so that the area can be re-platted.

Mr. Mitchell questioned the purpose of the replat. Mr. Adams stated the motion should be to approve the deed transfer contingent upon a written commitment for a security fence.

On MOTION by Mr. Stark and seconded by Mr. Block, with all in favor, the deed transfer, subject to inclusion of a provision requiring installation of a decorative fence from lake to lake along the berm line, was approved.

Mr. Urbancic will draft an agreement with the appropriate language as a part of the signature package for the plat. Mr. Adams will send the fence specifications to Mr. Urbancic. Mr. Stark will send a copy of the plat that shows the berm line to Mr. Urbancic for inclusion as an exhibit.

Resident Sally Shown suggested inserting a clause in the agreement stipulating that, in exchange for the land, the Developer must set up a fund to maintain the fence that will separate River Hall from Hampton Lakes.

- B. Resolution 2024-03, Relating to the Acceptance of Responsibility for Ownership, Operation and Maintenance of District Infrastructure within the Boundaries of the Plat of River Hall Country Club, Parcels H and Z; Providing an Effective Date**

Mr. Adams presented Resolution 2024-03.

On MOTION by Mr. Asfour and seconded by Mr. Stark, with all in favor, Resolution 2024-03, Relating to the Acceptance of Responsibility for Ownership, Operation and Maintenance of District Infrastructure within the Boundaries of the Plat of River Hall Country Club, Parcels H and Z; Providing an Effective Date, contingent upon the items in the prior motion, was adopted.

- C. River Hall Country Club Parcels H and Z Replat**

This item is related to Items 9A and 9B and involves drainage.

- D. Resolution 2024-04, Relating to the Acceptance of Responsibility for Ownership, Operation and Maintenance of District Infrastructure within the Boundaries of the Plat of Hampton Lakes at River Hall East; Providing an Effective Date**

Mr. Mitchell presented Resolution 2024-04.

On MOTION by Mr. Asfour and seconded by Mr. Block, with all in favor, Resolution 2024-04, Relating to the Acceptance of Responsibility for Ownership, Operation and Maintenance of District Infrastructure within the Boundaries of the Plat of Hampton Lakes at River Hall East; Providing an Effective Date, was adopted.

- E. Hampton Lakes at River Hall East Replat**

This item relates to Item 9D.

- F. Special Warranty Deed [River Hall K-2, Tract D-1]**

This item relates to Items 9A, 9B and 9C.

TENTH ORDER OF BUSINESS

Continued Discussion/Update: Proposed Traffic Control Project on Parkway for Proposed Townhome Project

Mr. Urbancic stated the project is under review by the County Attorney.

Mrs. Adams stated this item will be kept on the agenda.

ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2024-05, Relating to the Amendment of the Budget for the Fiscal Year Beginning October 1, 2022 and Ending September 30, 2023; and Providing for an Effective Date

Referencing a handout, Mr. Adams presented Resolution 2024-05. Amending the Fiscal Year 2023 budget is necessary to avoid a finding in the audit, as the CDD expenses exceeded budget appropriations by \$31,735.

On MOTION by Mr. Asfour and seconded by Mr. Stark, with all in favor, Resolution 2024-05, Relating to the Amendment of the Budget for the Fiscal Year Beginning October 1, 2022 and Ending September 30, 2023; and Providing for an Effective Date, was adopted.

TWELFTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of January 31, 2024

Mr. Adams presented the Unaudited Financial Statements as of January 31, 2024.

Mr. Asfour questioned the "Street/parking lot sweeping" line item at 1857%. Mrs. Adams stated this item was miscoded. Staff will have Accounting correct the financials.

The financials were accepted.

THIRTEENTH ORDER OF BUSINESS

Approval of February 1, 2024 Regular Meeting Minutes

Mr. Mitchell presented the February 1, 2024 Regular Meeting Minutes.

On MOTION by Mr. Block and seconded by Mr. Asfour, with all in favor, the February 1, 2024 Regular Meeting Minutes, as presented, were approved.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

- A. District Engineer: Hole Montes**
 - **Continued Discussion: Roadside Catch Basin Ownership Responsibility**
- B. District Counsel: Coleman, Yovanovich & Koester**

- **Update: Lee County Permit Application DOS2023-000137**

There were no further reports from District Counsel or the District Engineer.

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

- **NEXT MEETING DATE: April 4, 2024 at 3:30 PM**
 - **QUORUM CHECK**

All Supervisors present confirmed their attendance at the April 4, 2024 meeting.

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

Discussion ensued regarding a fence, tree removals, the FPL easement, landscape plans, the CDD’s boundaries and the South Florida Water Management District (SFWMD).

Mr. Krebs reported that the townhomes being constructed on the main road are going through the permitting process and the SFWMD will be on site.

Mr. Adams will follow up on the Sagitarria fence permit.

Mr. Stark reviewed the plat and pointed out where the fence related to Item 9A will be installed.

Mrs. Adams reported that a letter, along with backup material, was sent to Ms. Kim Tempesta; the letter was received on February 5, 2024. Ms. Tempesta has 30 days to reply.

FIFTEENTH ORDER OF BUSINESS

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

There were no public comments.

SIXTEENTH ORDER OF BUSINESS

Supervisors’ Comments/Requests

Mr. Block asked for an update on the plantings and the fence project.

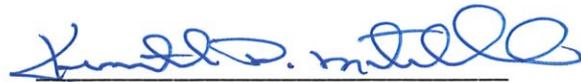
Mr. Adams will have Mr. Willis provide an update.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Block and seconded by Mr. Asfour, with all in favor, the meeting adjourned at 4:44 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair