

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

The Board of Supervisors of the River Hall Community Development District held a Regular Meeting on April 4, 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
Michael Morash	Assistant Secretary

Also present:

Chuck Adams	District Manager
Cleo Adams	District Manager
Shane Willis	Operations Manager
Greg Urbancic (via telephone)	District Counsel
Charlie Krebs	District Engineer
Holly Schwartz	Non-resident
Sally Shown	Non-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)

Non-resident Holly Schwartz asked if the Sunshine Extension will be an issue for the CDD. She reported that, on March 3, 2024, the Board of County Commissioners (BOCC) held a painstaking workshop and moved the sunshine extension from 75th Street in Lehigh to SR 80 up to Tier 2. She stated the concern is the alignment. She discussed an alignment study and the public not being allowed to participate in the process until the study is completed. She stated, since the CDD owns the property where the road is being constructed, she hopes that the Board will discuss this item, the options of the proposed roadwork and traffic concerns.

In response to Mr. Asfour’s questions regarding what actions the CDD can take to prevent the Sunshine Extension project, Mr. Urbancic stated he is doubtful that the CDD can do anything about the extension, aside from the political aspect; ultimately, if the County wants to do it, it will either approach the CDD to negotiate or attempt the eminent domain process, at which point the CDD can try to defend by bringing a lawsuit.

Discussion ensued regarding how the Sunshine Extension project will impact the CDD, road extension options, traffic study results, BOCC workshop meetings, the cattle ranch, timeline of the project, the Florida Power & Light (FPL) right-of way (ROW), if the CDD has legal recourse, a political solution and the tier configurations.

Mr. Mitchell asked if the CDD should ask to be deemed an interested party so Board Members can be notified of every meeting and every decision the County makes. Mr. Urbancic stated the CDD can be an affected property owner so that it can set limits; he can contact the County Manager on the CDD’s behalf.

Mr. Mitchell stated the CDD will continue monitoring this matter.

THIRD ORDER OF BUSINESS

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

Mrs. Adams stated Mr. Nott is not present at today’s meeting but submitted the Superior Waterways Treatment Report for February 2024 for informational purposes.

Mr. Willis responded to questions about the lake numbers, Lake 4-1B and the lake behind the villas.

FOURTH ORDER OF BUSINESS

Developer Update

Mr. Adams stated there was no update.

FIFTH ORDER OF BUSINESS

Discussion/Consideration of Carter Fence Company, Inc. Estimates

Mr. Willis presented the following:

- A. #54965 [Remove/Dispose/Replace of Existing 3 Rail Concrete Fences]**

On MOTION by Mr. Stark and seconded by Mr. Morash, with all in favor, Carter Fence Proposal #54965 to remove, dispose and replace existing three rail concrete fences, in the amount of \$12,035.78, was approved.

B. #55078 [Construction Gate Lock Option]

Referencing an area map, the Board and Staff discussed Proposal #55078, the old construction gate, the fence, cattle gate, north gate, placing a latch on the gate and the FPL easement. Mr. Stark suggested including this item on the next agenda.

SIXTH ORDER OF BUSINESS

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

In response to a question, Mr. Krebs stated two repairs must be made in the center. His reasoning for placing the Collier Paving proposal on the agenda is to give the Board an idea of the \$638,306.49 cost, so that the Board can budget for this item, knowing that, in ten years or so, the Parkway will have to be resurfaced.

Mr. Adams stated that the financials are structured in such a way that the funds for milling and resurfacing are already in place.

SEVENTH ORDER OF BUSINESS

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

Mr. Mitchell stated the City has equipment in the area but the CDD is being ignored. Mr. Urbancic stated he reviewed the permit this morning and everybody has approved it and the CDD is not on the list of approvers. Mr. Krebs stated his office received a request from the Developer seeking the Board's approval on the Lake Management Plan that Lee County is requiring for its approval. He will forward the letter to Mr. Adams for dissemination to the Board and to Mr. Urbancic to address a few concerning items since it is apparent from the email sent by the Developer's Engineer, that they need some type of movement on the Agreement to get the Development Order (DO) approved.

Discussion ensued regarding the DO for a new apartment complex, the Developer, the HOA, the lake maintenance plan and the CDD asking to be added to the list of notifications as an interested party to the development.

Mr. Asfour asked what, if any, recourse the CDD has. Mr. Urbancic stated, since the CDD is not a permitting authority, it has very little leverage. The Board can comment, as an interested party, based upon impact on the road that it is responsible for operating but, beyond that, all that can be done is for the Board to gather information and ask questions.

Mr. Mitchell stated he would like to take the position that the Board can have a say in what the County and Developers are trying to do. A Board Member stated that the Board Members must inject themselves into the political process, as homeowners. Mr. Urbancic suggested an in-person meeting with the County Manager to raise awareness.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of February 29, 2024

On MOTION by Mr. Morash and seconded by Mr. Block, with all in favor, the Unaudited Financial Statements as of February 29, 2024, were accepted.

NINTH ORDER OF BUSINESS

Approval of March 7, 2024 Regular Meeting Minutes

On MOTION by Mr. Morash and seconded by Mr. Block, with all in favor, the March 7, 2024 Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Engineer: Hole Montes

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

Mr. Krebs stated there was nothing new regarding the roadway catch basins.

B. District Counsel: Coleman, Yovanovich & Koester

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

Mr. Urbancic stated the Florida Legislature passed a bill that has yet to be signed by the Governor. It is a short provision that would require all Special Districts, starting October 1, 2024, to essentially establish goals, objectives and performance measures for the services that it provides and provide an analysis at the end of every fiscal year.

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

- **NEXT MEETING DATE: May 2, 2024 at 3:30 PM**

- **QUORUM CHECK**

All Supervisors present confirmed their attendance at the May 2, 2024 meeting.

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

Mr. Willis presented the April Status Report Memorandum.

Discussion ensued regarding hog trapping, a \$36,800 bush hogging estimate from P&T Lawn & Tractor Service, Inc., hedge installations, a water truck, the Sagitarria Lane and construction fences.

Mrs. Adams reported the following:

- Storm structure inspections will be completed in the following week. This will be an agenda item for the Board’s consideration at the next meeting.
- Berm Repair: A second proposal is pending.

ELEVENTH ORDER OF BUSINESS

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

Resident Sally Shown asked about the Phase 2A-1 replat/deed transfer from the CDD to GreenPointe and if a security fence was installed. Mr. Willis stated he recently conferred with Mr. Robert Nelson about that and was informed that that it is between the HOA and the Developer and this could take up to one year.

TWELFTH ORDER OF BUSINESS

Supervisors’ Comments/Requests

Mr. Stark reported the following:

- Section L: GreenPointe submitted a permit for Squirrel Run and increased the number from 1,002 in the Country Club to 1,034 by extending this from 75 to 95 houses in an undeveloped area.
- In January, there was a result on increasing the density from 489 to 549, in conjunction with the addition of 10 acres, and there was a companion agreement from the County that is proposing a reduction from 489 to 434.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Asfour and seconded by Mr. Morash, with all in favor, the meeting adjourned at 4:42p.m.


Secretary//Assistant Secretary


Chair/Vice Chair