

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

The Board of Supervisors of the River Hall Community Development District held a Regular Meeting on May 2, 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
John Baker	District Engineer
Mike Radford (via telephone)	MRI
Andy Nott	Superior Waterway Services
Robert Rewis	Fire Chief
Sally Shown	Resident
Anthony Willson	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 3:32 p.m.

All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments (3 minutes per speaker)

Resident Anthony Willson voiced his concerns about increased traffic near his home and stated, for the past few years, he has asked about the completion status of the back gate at

Hampton Lakes but received no response. He asked if the Board can investigate the matter and provide an update. Mr. Mitchell stated this will be addressed later in the meeting.

Resident Sally Shown reported that, recently, a few neighborhood children on dirt bikes climbed the fence near the lift station at the corner of Rosemallow and Bacopa Drive. She noted that there is no signage to deter trespassers. She expressed her concern that, if someone gets hurt, the CDD could be sued. She asked who is responsible for the irrigation pump structure. It was noted that the parcel is owned by RH Venture II, the irrigation is operated by a GreenPointe entity and the lift station belongs to Lee County Utilities. Ms. Shown was advised to contact the HOA, as this is an HOA matter, not a CDD problem.

THIRD ORDER OF BUSINESS

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

Mr. Nott presented the Treatment Report for March 2024 and highlighted the following:

- Crews noted more torpedo grass, chara and lilies in the lakes than usual. The lakes were sprayed but it will take time to eradicate all the harmful vegetation.
- Sonar® treatments are underway. The maintenance ditch was treated.
- Lake 3-1A was treated for chara. The cat tails in Lake 4-1B were cut out.

Discussion ensued regarding whether plantings will be installed around the new lakes, how rainfall will affect chara, ongoing dewatering of the lakes, plant maintenance and the Developer.

FOURTH ORDER OF BUSINESS

Developer Update

There was no update.

FIFTH ORDER OF BUSINESS

**Discussion: Status/Acceptance of Hampton
Lakes Back Gate**

Mr. Stark reported the following:

- Last April, before the installation of the paving and guard rails, Barraco and GreenPointe presented documents for the acceptance/transfer of the bridge, which the CDD will monitor and maintain. Mr. Adams noted there are box culverts under the bridge.
- The bridge was inspected and deemed substantially complete.
- Taking ownership of the bridge should not preclude its opening and being available for use.
- Mr. Stark recommended acceptance of the bridge.
- According to the HOA, the bridge will be open only to Hampton Lakes residents.

Asked for the purpose of the CDD taking ownership of the bridge, Mr. Adams stated the Board is essentially approving an eventual conveyance or requisition pertaining to the improvements that are on the bridge and were a part of the Engineer’s Report that was previously adopted. The bridge will not be conveyed until it is certified complete.

On MOTION by Mr. Stark and seconded by Mr. Block, with all in favor, acceptance of the bridge, was approved.

SIXTH ORDER OF BUSINESS

Continued Discussion/Consideration of Carter Fence Company, Inc. Estimate #55078 [Construction Gate Lock Option]

Mr. Willis stated this item should be disregarded; it was addressed at the last meeting.

SEVENTH ORDER OF BUSINESS

Discussion/Consideration of MRI Underwater Specialists, Inc. 2024 Storm Structure Inspection Report and MRI Inspections, LLC Proposals for Lake Interconnect Pipe Cleaning

Mrs. Adams recalled that the CDD previously agreed to a three-year rotation basis with MRI; the CDD’s last project specific to River Hall was completed in 2021 and pipe cleanings were approved for conditions of 50% blockage and greater. This year’s Inspection Report indicates that bricks in certain pipes are restricting the flow. She conferred with Mr. Krebs and Mr. Barraco and Engineering confirmed that the bricks should be removed.

Regarding the estimate, Mr. Radford will revise the proposal and submit two proposals; one to the River Hall CDD and the other to the Developer at GreenPointe to remove the bricks from the pipes.

On MOTION by Mr. Asfour and seconded by Mr. Morash with all in favor, the MRI Inspection LLC proposal for storm structure cleaning of pipes with blockage of 50% or greater, in a not-to-exceed amount of \$51,800, was approved.

EIGHTH ORDER OF BUSINESS

Discussion/Consideration of Collier Paving & Concrete Estimate #24-231 [River Hall Parkway to Clubhouse Restripe]

Mr. Mitchell presented Collier Paving & Concrete Estimate #24-231 to restripe River Hall Parkway to the Clubhouse in the amount of \$31,935.10. Mr. Adams stated the project should be completed in June, while school is out for the summer.

On MOTION by Mr. Stark and seconded by Mr. Block, with all in favor, Collier Paving & Concrete Estimate #24-231 to restripe River Hall Parkway to the Clubhouse, in the amount of \$31,935.10, was approved.

NINTH ORDER OF BUSINESS

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

Mr. Mitchell stated the CDD received a memorandum from the South Florida Water Management District (SFWMD) stating that the Townhome Project was approved.

In response to Mr. Mitchell’s question, Mr. Urbancic stated he has had no further communications with Lee County regarding this matter. Asked about the CDD’s next step, Mr. Adams stated the CDD can go on the record as an interested party.

Mr. Asfour asked if the cut out of the Townhome Project is engineered for safety. Fire Chief Robert Rewis stated it appears as if there is a separation, which is why all the communities are not connected with one common road. There is a clubhouse somewhere in

the center and cut outs on each side of it, and the communities do not meet. Asked if it is a safety issue, as far as ambulances getting stuck in congested traffic, Chief Rewis stated that is the purview of the Lee County Sheriff's Office, he can only enforce the fire code.

Ms. Shown commented about the traffic delays she recently experienced due to the development of new communities in the area.

Mr. Mitchell asked if the CDD should be communicating with the Lee County Sheriff's Office about this. Mr. Urbancic doubted that the Sheriff's Office would be a part of the development review process. Mr. Baker stated he works with Mr. Krebs and he is also doubtful that the Sheriff's Office will be involved, as it typically does not do that type of review.

Mr. Mitchell suggested carrying this item over to the next meeting agenda to see what transpires. Mr. Krebs to contact the Lee County Department of Transportation (DOT).

Discussion ensued regarding a new Development, the number of units, the new parkway, the number of trips per day, Lee County Review process, a traffic impact statement and the CDD's need for additional information about the traffic control project.

Mr. Stark will ask Barraco & Associates for clarification about the project and apprise the Board at the next meeting.

TENTH ORDER OF BUSINESS

Update: Lee County's Sunshine Extension Project

Mr. Urbancic stated there was no update.

Staff to continue to monitor this project.

ELEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of March 31, 2024

Mrs. Adams presented the Unaudited Financial Statements as of March 31, 2024.

Mr. and Mrs. Adams responded to questions regarding pavement preservation, reserves, fund balance and holiday lighting.

The financials were accepted.

TWELFTH ORDER OF BUSINESS

Approval of April 4, 2024 Regular Meeting Minutes

On MOTION by Mr. Block and seconded by Mr. Morash, with all in favor, the April 4, 2024 Regular Meeting Minutes, as presented, were approved.

THIRTEENTH ORDER OF BUSINESS

Staff Reports

A. District Engineer: Hole Montes

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

Mr. Baker stated Staff contacted Barraco & Associates regarding the catch basin and an answer is pending. An update will be provided at the next meeting.

B. District Counsel: Coleman, Yovanovich & Koester

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

Mr. Urbancic stated House Bill 7013 was officially executed by the Governor last week. So, in the upcoming fiscal year, the CDD will be required to set and meet goals, objectives and performance measures and prepare an annual report at the end of the fiscal year.

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

- **NEXT MEETING DATE: June 6, 2024 at 3:30 PM [Presentation of Fiscal Year 2024/2025 Proposed Budget]**
 - **QUORUM CHECK**

All Supervisors present confirmed their attendance at the June 6, 2024 meeting.

Mrs. Adams reported the following:

- An additional proposal of approximately \$3,000 was obtained from GulfScapes for the berm repair; it is more affordable than the previously approved not-to-exceed amount of \$6,800.
- Resident Kim Tempesta wants the CDD to provide her with a memo confirming that all the repairs were made. Staff sent a certified memo via FedEx and confirmation of receipt is pending.

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

Mr. Willis reported the following:

- He is still working on getting the Sagitarria Fence installed.
- A berm is infested with tortoises; a stop-work order is in effect until the tortoises are relocated. Mr. Krebs is providing oversight. Once the tortoises are removed, the fence work will resume.

FOURTEENTH ORDER OF BUSINESS

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

There were no public comments.

FIFTEENTH ORDER OF BUSINESS

Supervisors' Comments/Requests

Mr. Asfour stated he received a letter from the Fire Chief indicating the CDD's ISO rating, which resulted in an insurance rebate.

SIXTEENTH ORDER OF BUSINESS


Adjournment

On MOTION by Mr. Asfour and seconded by Mr. Morash, with all in favor, the meeting adjourned at 4:19 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair