

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

The Board of Supervisors of the River Hall Community Development District held a Regular Meeting on June 6, 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 (via telephone)	Operations Manager
Greg Urbancic (via telephone)	District Counsel
Charlie Krebs	District Engineer
Andy Nott	Superior Waterway Services
Robert Rewis	Fire Chief

**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)**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

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

Mr. Nott presented the Treatment Report for April 1<sup>st</sup> through May 15<sup>th</sup>, 2024 and highlighted the following:

- Water levels are still dropping and, without rain, the lakes are still struggling.
- Several lakes that need work are being addressed.
- A third lake technician was added and additional crews are brought in as needed.
- Sonar® treatments are underway in several lakes.
- Pepper trees are growing above the high-water mark in Lake 2-6B and in the landscape area along Lake 2-5C.

Mrs. Adams noted that those pepper trees are on HOA property.

Mrs. Adams presented the annual Fixed Structure Report and noted the following:

- A proposal to remove a willow tree in front of Control Structure CS B1-2 was requested.
- A column will be added to the Report to indicate the actual lake numbers.

Erosion on CS B1-3 was noted. Mrs. Adams stated it will be monitored annually and repaired when necessary. She thanked Mr. Nott for an excellent report.

**FOURTH ORDER OF BUSINESS**

**Developer Update**

There was no update.

**FIFTH ORDER OF BUSINESS**

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

Mr. Krebs stated that he contacted Lee County Development Services Director Ms. Ohdet Kleinmann because the plans did not look as though the driveways have adequate separation and to notify her that a deviation or a zoning amendment might be needed. He believes that the County has not filed anything and that the reviewers mentioned in a Comment Letter that those driveways do not meet separation. He thinks the driveway adjacent to the Fire Department will have to be addressed by a zoning action or by removing it and ending in a cul-de-sac. He will try to find out if there is a way to limit those by using the code.

Mr. Stark stated that Emergency Management Services (EMS) is purchasing property across the street and expressed concern about traffic on the Parkway. He questioned if EMS and the fire department could be called out at the same time. Mr. Krebs stated that, depending on how they set up the driveways, they have two median openings they can utilize to cross over; a flashing light can be installed if necessary.

Asked if the CDD will be contacted for input, Mr. Krebs stated that nothing related to the entrances has been received.

Mr. Morash asked if the two driveways on either side of the main entrance can be designated for emergency use only. Mr. Urbancic stated the County might do that, but the CDD does not have permitting authority. He suggested a representative with traffic expertise submit comments to the County, on behalf of the CDD, during the site planning process.

Discussion ensued regarding the best way to persuade the County to take action.

Mr. Krebs stated that he emailed Ms. Kleinmann to voice his concerns; he will inspect the area to determine if a line-of-sight issue exists.

Mr. Mitchell noted that the CDD is in a position that, while it owns the Parkway, it cannot control what happens on the Parkway. Mr. Krebs stated that is because the County granted itself easement rights before turning the Parkway over to the CDD.

Mr. Urbancic stated the litigation team advised that submitting comments and being part of the planning process might be the most prudent and cost effective way to proceed.

Discussion ensued regarding the easements granted to the County when the Parkway was turned over to the CDD, whether the CDD can challenge the grant of easements on the basis of safety and upon the CDD's status as a separate legal entity and whether to pursue litigation.

Mr. Urbancic suggested arranging a meeting with Mr. Miars and his team before engaging a consultant. Mr. Adams will ask Mr. Miars to attend the next meeting.

Mr. Krebs stated Ms. Kleinmann seemed to appreciate his email regarding the CDD's concerns and advised him that her reviewer came to the same conclusion and that the driveway separation needs to be addressed. He will follow up to find out if a zoning amendment was filed and he will check for line-of-sight issues.

Mr. Urbancic suggested Mr. Adams meet with Mr. Miars in advance of a meeting, with a CDD Board representative. Mr. Morash agreed to participate in the meeting.

**SIXTH ORDER OF BUSINESS**

**Update: Lee County's Sunshine Extension Project**

Mr. Adams stated there was no update.

Staff will continue monitoring this project.

- **Discussion/ Consideration of Proposal for Gopher Tortoise Services**

**This item, previously the Ninth Order of Business, was presented out of order.**

Mr. Krebs presented the Passarella proposal for the capture and relocation of gopher tortoises to the preserve so that installation of fence can proceed.

Mr. Willis stated that the Sagitarria Lane fence proposal is included in his Operations Report; the Limited Development Order (LDO) is approved and the contract is signed. It was noted that the cost for the fence will be \$17,229.50.

The Board and Staff discussed the Passarella proposal and the possibility of requesting additional bids. It was noted that the cost will be less if all tortoises are trapped on the first day.

Mr. Krebs stated that Passarella is a very responsive local company; while another bid could be obtained, the need to secure permits would cause further delays.

**On MOTION by Mr. Stark and seconded by Mr. Asfour, with all in favor, the Passarella Proposal for Gopher Tortoise Services, in a not-to-exceed amount of \$18,700, was approved.**

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-06, Approving a Proposed Budget for Fiscal Year 2024/2025 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date**

Mr. Adams presented Resolution 2024-06. He reviewed the proposed Fiscal Year 2025 budget, highlighting line item increases, decreases and adjustments, compared to the Fiscal Year 2024 budget. Assessments will be slightly lower than in Fiscal Year 2024.

The following change was made to the proposed Fiscal Year 2025 budget:

Page 2: Increase "Entry & walls maintenance" to "13,750"

**On MOTION by Mr. Asfour and seconded by Mr. Block, with all in favor, Resolution 2024-06, Approving a Proposed Budget for Fiscal Year 2024/2025, as amended, and Setting a Public Hearing Thereon Pursuant to Florida Law on August 1, 2024 at 3:30 p.m., at the River Hall Town Hall Center, located at 3089 River Hall Parkway, Alva, Florida 33920; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.**

Discussion ensued regarding the Unaudited Financials, use of Unassigned Funds, assessment revenue for the direct-bill and off-roll units, the current and future units, commercial units and the rezoned units. It was noted that some units are platted and some are not.

Mr. Adams stated that discussion regarding the next bond issuance commenced. The distribution team was alerted and bonds might be issued in mid-2024. Some units are planned, while others that will be opened via rezoning will be subject to a future bond issuance.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-07, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025 and Providing for an Effective Date**

Mr. Adams presented Resolution 2024-07.

The following will be inserted into the Fiscal Year 2025 Meeting Schedule:

DATE: January 9, 2025

**On MOTION by Mr. Asfour and seconded by Mr. Morash, with all in favor, Resolution 2024-07, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2024/2025, as amended, and Providing for an Effective Date, was adopted.**

**NINTH ORDER OF BUSINESS**

**Discussion/ Consideration of Proposal for Gopher Tortoise Services**

This item was presented following the Sixth Order of Business.

**TENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of April 30, 2024**

Mr. Adams presented the Unaudited Financial Statements as of April 30, 2024.

Mr. Adams was directed to assign \$100,000 from Unassigned funds, each year for the next ten years, to a new “Future parkway repaving and striping” line item. It was noted that monies will not be restricted; a vote is sufficient to reallocate funds.

The financials were accepted.

**On MOTION by Mr. Morash and seconded by Mr. Stark, with all in favor, budgeting \$100,000 of Unassigned funds, each year for 10 years, for future Parkway paving, was approved.**

**ELEVENTH ORDER OF BUSINESS**

**Approval of May 2, 2024 Regular Meeting Minutes**

**On MOTION by Mr. Asfour and seconded by Mr. Morash, with all in favor, the May 2, 2024 Regular Meeting Minutes, as presented, were approved.**

**TWELFTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Engineer: Hole Montes**

Mr. Krebs discussed three small potholes he observed on the Parkway.

Discussion ensued regarding roadway repair methods.

A Board Member stated that the HOA utilizes Manpower to patch potholes.

Mr. Krebs will request proposals from Manpower and from Collier Paving. He discussed wear and tear, cracking and sinking that he has observed on fairly new roads and voiced his opinion that something changed, such as the aggregate mix, which is reducing the durability.

Mrs. Adams asked for the striping schedule. Mr. Krebs will request it from the contractor.

A Board Member asked if Mr. Willis discontinued the police patrols for the summer. Mr. Willis replied affirmatively; patrols were suspended in June but the contract allows for patrols to resume when directed by the Board.

- **Update: Roadside Catch Basin Ownership Responsibility**

Mrs. Adams stated that the cleaning of the CDD pipes were approved last month; the month before, the CDD approved cleaning the HOA pipes at Cascades. A cover letter, an MRI Inspection Report specific to the HOA pipes and proposals were sent to every entity, including Cascades, Hampton and The Club. No response has been received.

Mrs. Adams stated that, several years ago, the CDD contracted to have all CDD storm structures and pipes inspected, with the exception of Cascades. Cascades was inspected last year. This year, MRI reviewed all of River Hall and Cascades and Cascades was not broken out

separately in the inspection report. Going forward, the project can simply be combined and done together every three years, which will be easier.

**B. District Counsel: Coleman, Yovanovich & Koester**

There was no report.

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

- **2,860 Registered Voters in District as of April 15, 2024**
- **NEXT MEETING DATE: July 11, 2024 at 3:30 PM**
  - **QUORUM CHECK**

All Supervisors confirmed their attendance at the July 11, 2024 meeting.

Mrs. Adams stated that the berm repair adjacent to Conservation Area 11, behind 3438 and 3430 Hampton Boulevard, was completed.

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

Mr. Willis reported the following:

- Some language related to the Hog Trapping Agreement needs to be revised. He will send the Agreement to Mr. Urbancic and Mr. Asfour for revision.
- Ms. Tempesta’s portion of the bank restoration project will be complete on June 25, 2024.
- The Portico fencing hedge is waiting for rain.

Mrs. Adams asked for the existing entry/exit fence to be removed as soon as possible.

**THIRTEENTH ORDER OF BUSINESS**

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

No members of the public spoke.

**FOURTEENTH ORDER OF BUSINESS**

**Supervisors’ Comments/Requests**

There were no Supervisors’ comments or requests.

**FIFTEENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Morash and seconded by Mr. Asfour, with all in favor, the meeting adjourned at 4:39 p.m.**

  
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Secretary/Assistant Secretary

  
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Chair/Vice Chair