

# **RIVER HALL**

**COMMUNITY DEVELOPMENT  
DISTRICT**

**July 11, 2024**

**BOARD OF SUPERVISORS  
REGULAR MEETING  
AGENDA**

**RIVER HALL**  
**COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA**  
**LETTER**

**River Hall Community Development District**  
**OFFICE OF THE DISTRICT MANAGER**  
**2300 Glades Road, Suite 410W•Boca Raton, Florida 33431**  
**Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013**

July 3, 2024

Board of Supervisors  
River Hall Community Development District

**ATTENDEES:**  
Please identify yourself each  
time you speak to facilitate  
accurate transcription of  
meeting minutes.

Dear Board Members:

The Board of Supervisors of the River Hall Community Development District will hold a Regular Meeting on July 11, 2024 at 3:30 p.m., at the River Hall Town Hall Center, located at 3089 River Hall Parkway, Alva, Florida 33920. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments (*3 minutes per speaker*)
3. Update: Superior Waterway Services, Inc. Treatment Report – *Andy Nott (to be provided at the meeting)*
4. Developer Update
5. Continued Discussion/Update: Proposed Traffic Control Project on Parkway for Proposed Townhome Project
6. Update: Lee County’s Sunshine Extension Project
7. Continued Discussion: Fiscal Year 2024/2025 Proposed Budget
8. Acceptance of Unaudited Financial Statements as of May 31, 2024
9. Approval of June 6, 2024 Regular Meeting Minutes
10. Staff Reports
  - A. District Engineer: *Hole Montes*
    - Update: Roadside Catch Basin Ownership Responsibility
  - B. District Counsel: *Coleman, Yovanovich & Koester*
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: August 1, 2024 at 3:30 PM [Adoption of FY2025 Budget]

- QUORUM CHECK

SEAT 1	PAUL ASFOUR	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	MICHAEL MORASH	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	KENNETH MITCHELL	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	ROBERT STARK	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	DANIEL BLOCK	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

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

11. Public Comments: Non-Agenda Items (*3 minutes per speaker*)
12. Supervisors' Comments/Requests
13. Adjournment

Should you have any questions, please do not hesitate to contact me directly at (239) 464-7114.

Sincerely,



Chesley E. Adams, Jr.  
 District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE:**

**CALL-IN NUMBER: 1-888-354-0094**  
**PARTICIPANT PASSCODE: 229 774 8903**

**RIVER HALL**  
**COMMUNITY DEVELOPMENT DISTRICT**

**7**

**RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2025  
PROPOSED BUDGET**

**RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT  
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**RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 610,292				\$ 657,858
Allowable discounts (4%)	(24,412)				(26,314)
Assessment levy: on-roll: net	585,880	\$ 581,461	\$ 4,419	\$ 585,880	631,544
Assessment levy: off-roll	130,870	98,153	32,717	130,870	86,391
Miscellaneous Hog Program shared cost	16,500	7,475	3,800	11,275	12,000
Interest and miscellaneous	500	158	5,000	5,158	7,500
Total revenues	<u>733,750</u>	<u>687,247</u>	<u>45,936</u>	<u>733,183</u>	<u>737,435</u>
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Legislative					
Supervisor	12,000	4,800	7,200	12,000	12,000
Financial & Administrative					
District management	45,000	18,750	26,250	45,000	45,000
District engineer	25,000	11,512	13,488	25,000	25,000
Trustee	7,100	12,094	-	12,094	16,000
Tax collector/property appraiser	5,653	4,123	1,530	5,653	6,165
Assessment roll prep	4,500	1,875	2,625	4,500	4,500
EMMA software services	-	-	1,500	1,500	-
Auditing services	3,300	-	3,300	3,300	3,300
Arbitrage rebate calculation	650	-	650	650	650
Public officials liability insurance	13,000	13,063	-	13,063	14,000
Legal advertising	1,100	-	1,100	1,100	1,100
Bank fees	350	-	350	350	350
Dues, licenses & fees	175	175	-	175	175
Postage	1,500	-	1,500	1,500	1,500
Website maintenance	705	705	-	705	705
ADA website compliance	210	-	210	210	210
Legal counsel					
District counsel	14,000	7,840	6,160	14,000	14,000
Electric utility services					
Utility services	11,000	4,853	6,147	11,000	11,000
Street lights	2,000	945	1,055	2,000	2,000
Stormwater control					
Fountain service repairs & maintenance	7,500	5,615	1,885	7,500	7,500
Aquatic maintenance	152,465	103,245	80,000	183,245	160,000
Hog removal	23,000	7,100	7,000	14,100	15,000
Lake/pond bank maintenance	5,000	-	2,500	2,500	5,000
Stormwater system maintenance	40,000	860	10,000	10,860	40,000



**RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
Other physical environment					
General liability insurance	5,000	4,647	-	4,647	5,200
Property insurance	10,000	12,176	-	12,176	13,800
Entry & walls maintenance	13,100	19,140	-	19,140	13,750
Landscape maintenance	195,000	95,732	99,268	195,000	195,000
Irrigation repairs & maintenance	12,500	-	5,000	5,000	12,500
Landscape replacement plants, shrubs, tre	20,000	4,933	15,067	20,000	20,000
Annual mulching	9,000	10,116	-	10,116	10,500
Holiday decorations	12,000	11,562	438	12,000	12,000
Bell tower maintenance	1,750	-	1,000	1,000	1,750
Ornamental lighting & maintenance	2,000	-	1,000	1,000	2,000
Road & street facilities					
Street/parking lot sweeping	750	825	-	825	900
Street light maintenance	3,500	3,232	268	3,500	3,500
Roadway repair & maintenance	25,000	16,304	8,696	25,000	25,000
Sidewalk repair & maintenance	2,500	7,072	-	7,072	5,000
Street sign repair & replacement	1,500	-	1,500	1,500	1,500
Off-duty sheriff patrol	-	-	-	-	15,000
Contingency					
Miscellaneous contingency	50	8,623	4,500	13,123	50
Total expenditures	<u>688,858</u>	<u>391,917</u>	<u>311,187</u>	<u>703,104</u>	<u>722,605</u>
Excess/(deficiency) of revenues over/(under) expenditures	44,892	295,330	(265,251)	30,079	14,830
Fund balance - beginning (unaudited)	909,237	900,271	1,194,101	900,271	930,350
Assigned					
Operating capital	145,000	145,000	145,000	145,000	145,000
Disaster recovery	250,000	250,000	250,000	250,000	250,000
Parkway repave and striping	-	-	-	-	100,000
Unassigned	559,129	799,101	533,850	535,350	450,180
Fund balance - ending (projected)	<u>\$954,129</u>	<u>\$ 1,194,101</u>	<u>\$ 928,850</u>	<u>\$ 930,350</u>	<u>\$ 945,180</u>

**RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES**

**Professional & administrative**

***Legislative***

Supervisor \$ 12,000  
 Statutorily set at \$200 (plus applicable taxes) for each meeting of the Board of Supervisors, not to exceed \$4,800 for each fiscal year.

***Financial & Administrative***

District management 45,000  
 Wrathell, Hunt and Associates, LLC, specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, administer the issuance of tax exempt bond financings and operate and maintain the assets of the community.

District engineer 25,000  
 Hole Montes Inc., provides a broad array of engineering, consulting and construction services to the District, which assists in crafting solutions with sustainability for the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities. Also includes maintenance of the District's GIS system by Passarella and Associates..

Trustee 16,000  
 Annual fees paid to U.S. Bank for services provided as trustee, paying agent and registrar.

Tax collector/property appraiser 6,165  
 Covers the cost of utilizing the Tax Collector services in placing the District's assessments on the property tax bill each year.

Assessment roll prep 4,500  
 The District may collect its annual operating and debt service assessment through direct off-roll assessment billing to landowners and/or placement of assessments on the annual real estate tax bill from the county's tax collector. The District's contract for financial services with Wrathell, Hunt and Associates, LLC, includes assessment roll preparation. The District anticipates all funding through direct off-roll assessment billing to landowners.

Auditing services 3,300  
 Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to Florida State Law and the rules and guidelines of the Florida Auditor General.

Arbitrage rebate calculation 650  
 To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.

Public officials liability insurance 14,000

Legal advertising 1,100  
 The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.

Bank fees 350

Dues, licenses & fees 175  
 Includes the annual fee paid to the Department of Economic Opportunity.

Postage 1,500  
 Mailing of agenda packages, overnight deliveries, correspondence, etc.

Website maintenance 705  
 Maintenance of district's website.

ADA website compliance 210

**RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES (continued)**

District counsel	14,000
<p>Coleman, Yovanovich and Koester, PA., provides on-going general counsel legal representation and, in this arena, these lawyers are confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, they provide service as "local government lawyers," realizing that this type of local government is very limited in its scope – providing infrastructure and services to developments.</p>	
<b>Electric utility services</b>	
Utility services	11,000
<p>Intended to cover the costs of electricity for the SR 80 entry floating fountains, up lighting, irrigation controllers, clock tower, etc.</p>	
Street lights	2,000
<p>Intended to cover the costs of electricity for the street lighting along River Hall Parkway from SR 80 to the main gatehouse.</p>	
<b>Stormwater control</b>	
Fountain service repairs & maintenance	7,500
<p>The District contracts with a qualified and licensed contractor for the maintenance of it's floating fountain at the main entry.</p>	
Aquatic maintenance	160,000
<p>The District contracts with a qualified and licensed contractor for the maintenance of it's</p>	
Hog removal	15,000
<p>Intended to cover cost of community hog removal the costs of which is shared with 4 other entities.</p>	
Lake/pond bank maintenance	5,000
<p>Intended to address lake and bond bank erosion remediation on an as needed basis.</p>	
Stormwater system maintenance	40,000
<p>Intended to address repairs and maintenance to primary stormwater system catch basins and pipe work.</p>	
<b>Other physical environment</b>	
General liability insurance	5,200
<p>The District carries public officials and general liability insurance with policies written by Preferred Governmental Insurance Trust. The limit of liability is set at \$1,000,000 (general aggregate \$2,000,000) and \$1,000,000 for public officials liability.</p>	
Property insurance	13,800
<p>Covers District physical property including but not limited to the entry features, street lighting, clock tower etc..</p>	
Entry & walls maintenance	13,750
<p>Intended to cover the routine maintenance of the entry features, including pressure washing, painting, lighting etc.</p>	

**RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES (continued)**

Landscape maintenance	195,000
<p>The District contracts with a qualified and licensed landscape maintenance contractor for the maintenance of it's landscaping around the main entry lakes, along the SR 80 frontage and within the River Hall Parkway road right of way from SR 80 to the main gatehouse. Also, includes twice a year bush hogging of the FPL easement.</p>	
Irrigation repairs & maintenance	12,500
<p>Intended to cover large irrigation repairs that are not otherwise covered within the District's landscape maintenance contract.</p>	
Landscape replacement plants, shrubs, trees	20,000
<p>Intended to cover the periodic supplement and replacement of landscape plant materials within the District's landscape areas.</p>	
Annual mulching	10,500
<p>Intended to cover the cost of materials only for once a year mulching of landscape areas. Cost of installing is include in maintenance contract.</p>	
Holiday decorations	12,000
<p>Intended to cover the cost of installation, monitoring/repairing and removal of holiday lighting at the main entry at SR 80.</p>	
Bell tower maintenance	1,750
<p>Intended to cover the cost of repairs to the clock.</p>	
Ornamental lighting & maintenance	2,000
<p>Intended cover the costs of the up lighting repairs and maintenance within the District's landscape areas.</p>	
<b>Road &amp; street facilities</b>	
Street/parking lot sweeping	900
<p>Intended to cover the costs of hiring a qualified and licensed street sweeping contractor to sweep, collect and remove debris from the River Hall Parkway from SR 80 to the main gatehouse and pressure wash the sidewalks and curbs within the same limits.</p>	
Street light maintenance	3,500
<p>Intended to cover the cost of maintaining the District's street lighting system along River Hall Parkway from SR 80 to the main gatehouse.</p>	
Roadway repair & maintenance	25,000
<p>Intended to cover repairs and maintenance of River Hall Parkway from SR 80 to the main gatehouse.</p>	
Sidewalk repair & maintenance	5,000
<p>Intended to cover the repairs and maintenance of the sidewalk within the River Hall Parkway right of way from SR80 to the main gatehouse.</p>	
Street sign repair & replacement	1,500
<p>Intended to cover the cost of repair and replacement of the traffic signage within the River Hall Parkway right of way from SR 80 to the main gatehouse.</p>	
Off-duty sheriff patrol	15,000
<p>Covers the costs of hiring off-duty Sheriff's Deputies to provide traffic enforcement on the Parkway during times of the year that school is in session and during parent pick-up and drop off hours.</p>	
<b>Contingency</b>	
Miscellaneous contingency	50
<p>Automated AP routing and other miscellaneous items.</p>	
Total expenditures	\$ 722,605

**RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2020A  
FISCAL YEAR 2025**

	Fiscal Year 2024			Total Actual & Projected	Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024		
<b>REVENUES</b>					
Special assessment - on-roll	\$ 432,000				\$ 432,000
Allowable discounts (4%)	(17,280)				(17,280)
Assessment levy: net	414,720	\$ 408,702	\$ 6,018	\$ 414,720	414,720
Interest	-	12,329	-	12,329	-
Total revenues	<u>414,720</u>	<u>421,031</u>	<u>6,018</u>	<u>427,049</u>	<u>414,720</u>
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	155,000	-	155,000	155,000	155,000
Interest	260,475	130,237	130,238	260,475	256,213
Total expenditures	<u>415,475</u>	<u>130,237</u>	<u>285,238</u>	<u>415,475</u>	<u>411,213</u>
Fund balance:					
Net increase/(decrease) in fund balance	(755)	290,794	(279,220)	11,574	3,507
Beginning fund balance (unaudited)	<u>357,799</u>	<u>372,266</u>	<u>663,060</u>	<u>372,266</u>	<u>383,840</u>
Ending fund balance (projected)	<u>357,044</u>	<u>\$ 663,060</u>	<u>\$ 383,840</u>	<u>\$ 383,840</u>	<u>387,347</u>
Use of fund balance:					
Debt service reserve account balance (required)					(206,925)
Interest expense - November 1, 2025					(125,975)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 54,447</u>

**RIVER HALL**

Community Development District

Series 2020A

\$7,410,000

**Debt Service Schedule**

<b>Date</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+I</b>
11/01/2024			128,106.25	128,106.25
05/01/2025	155,000.00	2.750%	128,106.25	283,106.25
11/01/2025			125,975.00	125,975.00
05/01/2026	160,000.00	3.250%	125,975.00	285,975.00
11/01/2026			123,375.00	123,375.00
05/01/2027	165,000.00	3.250%	123,375.00	288,375.00
11/01/2027			120,693.75	120,693.75
05/01/2028	175,000.00	3.250%	120,693.75	295,693.75
11/01/2028			117,850.00	117,850.00
05/01/2029	180,000.00	3.250%	117,850.00	297,850.00
11/01/2029			114,925.00	114,925.00
05/01/2030	185,000.00	3.250%	114,925.00	299,925.00
11/01/2030			111,918.75	111,918.75
05/01/2031	190,000.00	3.250%	111,918.75	301,918.75
11/01/2031			108,831.25	108,831.25
05/01/2032	195,000.00	3.625%	108,831.25	303,831.25
11/01/2032			105,296.88	105,296.88
05/01/2033	205,000.00	3.625%	105,296.88	310,296.88
11/01/2033			101,581.25	101,581.25
05/01/2034	210,000.00	3.625%	101,581.25	311,581.25
11/01/2034			97,775.00	97,775.00
05/01/2035	220,000.00	3.625%	97,775.00	317,775.00
11/01/2035			93,787.50	93,787.50
05/01/2036	230,000.00	3.625%	93,787.50	323,787.50
11/01/2036			89,618.75	89,618.75
05/01/2037	235,000.00	3.625%	89,618.75	324,618.75
11/01/2037			85,359.38	85,359.38
05/01/2038	245,000.00	3.625%	85,359.38	330,359.38
11/01/2038			80,918.75	80,918.75
05/01/2039	255,000.00	3.625%	80,918.75	335,918.75
11/01/2039			76,296.88	76,296.88
05/01/2040	265,000.00	3.625%	76,296.88	341,296.88
11/01/2040			71,493.75	71,493.75
05/01/2041	275,000.00	3.875%	71,493.75	346,493.75
11/01/2041			66,165.63	66,165.63
05/01/2042	285,000.00	3.875%	66,165.63	351,165.63
11/01/2042			60,643.75	60,643.75
05/01/2043	295,000.00	3.875%	60,643.75	355,643.75
11/01/2043			54,928.13	54,928.13
05/01/2044	310,000.00	3.875%	54,928.13	364,928.13
11/01/2044			48,921.88	48,921.88
05/01/2045	320,000.00	3.875%	48,921.88	368,921.88
11/01/2045			42,721.88	42,721.88
05/01/2046	330,000.00	3.875%	42,721.88	372,721.88

**RIVER HALL**

Community Development District

Series 2020A

\$7,410,000

**Debt Service Schedule**

<b>Date</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+I</b>
11/01/2046			36,328.13	36,328.13
05/01/2047	345,000.00	3.875%	36,328.13	381,328.13
11/01/2047			29,643.75	29,643.75
05/01/2048	360,000.00	3.875%	29,643.75	389,643.75
11/01/2048			22,668.75	22,668.75
05/01/2049	375,000.00	3.875%	22,668.75	397,668.75
11/01/2049			15,403.13	15,403.13
05/01/2050	390,000.00	3.875%	15,403.13	405,403.13
11/01/2050			7,846.88	7,846.88
05/01/2051	405,000.00	3.875%	7,846.88	412,846.88
<b>Total</b>	<b>\$6,960,000.00</b>		<b>\$4,278,150.00</b>	<b>\$11,238,150.00</b>

**RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2021A-1 and 2021A-2  
FISCAL YEAR 2025**

	Fiscal Year 2024			Total Actual & Projected	Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024		
<b>REVENUES</b>					
Special assessment - on-roll (A-1)	\$ 786,042				\$ 786,042
Special assessment - on-roll (A-2)	735,883				627,712
Allowable discounts (4%)	<u>(60,877)</u>				<u>(56,550)</u>
Assessment levy: net	1,461,048	\$ 1,437,650	\$ 23,398	\$ 1,461,048	1,357,204
Special assessment: off-roll (A-2)	118,652	88,989	2,402	91,391	93,048
Assessment prepayments (A-2)	-	1,558,561	-	1,558,561	-
Interest	-	37,162	-	37,162	-
Total revenues	<u>1,579,700</u>	<u>3,122,362</u>	<u>25,800</u>	<u>3,148,162</u>	<u>1,450,252</u>
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal (A-1)	520,000	-	515,000	515,000	535,000
Principal (A-2)	565,000	1,625,000	540,000	2,165,000	450,000
Interest (A-1)	242,400	121,125	121,125	242,250	226,800
Interest (A-2)	265,500	144,937	112,425	257,362	200,550
Total expenditures	<u>1,592,900</u>	<u>1,891,062</u>	<u>1,288,550</u>	<u>3,179,612</u>	<u>1,412,350</u>
Fund balance:					
Net increase/(decrease) in fund balance	(13,200)	1,231,300	(1,262,750)	(31,450)	37,902
Beginning fund balance (unaudited)	<u>795,163</u>	<u>835,399</u>	<u>2,066,699</u>	<u>835,399</u>	<u>803,949</u>
Ending fund balance (projected)	<u>781,963</u>	<u>\$2,066,699</u>	<u>\$ 803,949</u>	<u>\$ 803,949</u>	<u>841,851</u>
Use of fund balance:					
Debt service reserve account balance (required)					(488,010)
Interest expense - November 1, 2025 (A1)					(105,375)
Interest expense - November 1, 2025 (A2)					(93,525)
Projected fund balance surplus/(deficit) as of September 30, 2025					<u>\$ 154,941</u>



**RIVER HALL**

Community Development District

Series 2021A-1

\$9,065,000

**Debt Service Schedule**

<b>Date</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+I</b>
11/01/2024			113,400.00	113,400.00
05/01/2025	535,000.00	3.000%	113,400.00	648,400.00
11/01/2025			105,375.00	105,375.00
05/01/2026	545,000.00	3.000%	105,375.00	650,375.00
11/01/2026			97,200.00	97,200.00
05/01/2027	565,000.00	3.000%	97,200.00	662,200.00
11/01/2027			88,725.00	88,725.00
05/01/2028	580,000.00	3.000%	88,725.00	668,725.00
11/01/2028			80,025.00	80,025.00
05/01/2029	600,000.00	3.000%	80,025.00	680,025.00
11/01/2029			71,025.00	71,025.00
05/01/2030	615,000.00	3.000%	71,025.00	686,025.00
11/01/2030			61,800.00	61,800.00
05/01/2031	640,000.00	3.000%	61,800.00	701,800.00
11/01/2031			52,200.00	52,200.00
05/01/2032	655,000.00	3.000%	52,200.00	707,200.00
11/01/2032			42,375.00	42,375.00
05/01/2033	675,000.00	3.000%	42,375.00	717,375.00
11/01/2033			32,250.00	32,250.00
05/01/2034	695,000.00	3.000%	32,250.00	727,250.00
11/01/2034			21,825.00	21,825.00
05/01/2035	715,000.00	3.000%	21,825.00	736,825.00
11/01/2035			11,100.00	11,100.00
05/01/2036	740,000.00	3.000%	11,100.00	751,100.00
<b>Total</b>	<b>\$7,560,000.00</b>		<b>\$1,554,600.00</b>	<b>\$9,114,600.00</b>

**RIVER HALL**

Community Development District

Series 2021A-2

\$9,930,000

**Debt Service Schedule**

<b>Date</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+I</b>
11/01/2024			100,275.00	100,275.00
05/01/2025	450,000.00	3.000%	100,275.00	550,275.00
11/01/2025			93,525.00	93,525.00
05/01/2026	460,000.00	3.000%	93,525.00	553,525.00
11/01/2026			86,625.00	86,625.00
05/01/2027	500,000.00	3.000%	86,625.00	586,625.00
11/01/2027			79,125.00	79,125.00
05/01/2028	520,000.00	3.000%	79,125.00	599,125.00
11/01/2028			71,325.00	71,325.00
05/01/2029	535,000.00	3.000%	71,325.00	606,325.00
11/01/2029			63,300.00	63,300.00
05/01/2030	550,000.00	3.000%	63,300.00	613,300.00
11/01/2030			55,050.00	55,050.00
05/01/2031	565,000.00	3.000%	55,050.00	620,050.00
11/01/2031			46,575.00	46,575.00
05/01/2032	585,000.00	3.000%	46,575.00	631,575.00
11/01/2032			37,800.00	37,800.00
05/01/2033	600,000.00	3.000%	37,800.00	637,800.00
11/01/2033			28,800.00	28,800.00
05/01/2034	620,000.00	3.000%	28,800.00	648,800.00
11/01/2034			19,500.00	19,500.00
05/01/2035	640,000.00	3.000%	19,500.00	659,500.00
11/01/2035			9,900.00	9,900.00
05/01/2036	660,000.00	3.000%	9,900.00	669,900.00
<b>Total</b>	<b>\$6,685,000.00</b>		<b>\$1,383,600.00</b>	<b>\$8,068,600.00</b>

**RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2023A  
FISCAL YEAR 2025**

	Fiscal Year 2024				Proposed Budget FY 2025
	Adopted Budget FY 2024	Actual through 3/31/2024	Projected through 9/30/2024	Total Actual & Projected	
<b>REVENUES</b>					
Special assessment - on-roll	\$ -				\$ 549,172
Allowable discounts (4%)	-				(21,967)
Assessment levy: net	-	\$ -	\$ -	\$ -	527,205
Special assessment: off-roll	-		242,252	242,252	76,964
Interest	-	11,376	-	11,376	-
Total revenues	-	11,376	242,252	253,628	604,169
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	-	-	-	-	95,000
Interest	-	-	224,038	224,038	507,256
Cost of issuance	-	161,285	-	161,285	-
Underwriter's discount	-	160,400	-	160,400	-
Total expenditures	-	321,685	224,038	545,723	602,256
<b>OTHER FINANCING SOURCES/(USES)</b>					
Bond proceeds	-	1,149,942	-	1,149,942	-
Total other financing sources/(uses)	-	1,149,942	-	1,149,942	-
Fund balance:					
Net increase/(decrease) in fund balance	-	839,633	18,214	857,847	1,913
Beginning fund balance (unaudited)	-	-	839,633	-	857,847
Ending fund balance (projected)	-	\$ 839,633	\$ 857,847	\$ 857,847	859,760
Use of fund balance:					
Debt service reserve account balance (required)					(604,169)
Interest expense - November 1, 2025					(251,075)
Projected fund balance surplus/(deficit) as of September 30, 2025					\$ 4,516

## RIVER HALL

Community Development District

Series 2023A

\$8,020,000

### Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+
11/01/2024			253,628.13	253,628.13
05/01/2025	95,000.00	5.375%	253,628.13	348,628.13
11/01/2025			251,075.00	251,075.00
05/01/2026	100,000.00	5.375%	251,075.00	351,075.00
11/01/2026			248,387.50	248,387.50
05/01/2027	110,000.00	5.375%	248,387.50	358,387.50
11/01/2027			245,431.25	245,431.25
05/01/2028	115,000.00	5.375%	245,431.25	360,431.25
11/01/2028			242,340.63	242,340.63
05/01/2029	120,000.00	5.375%	242,340.63	362,340.63
11/01/2029			239,115.63	239,115.63
05/01/2030	125,000.00	5.375%	239,115.63	364,115.63
11/01/2030			235,756.25	235,756.25
05/01/2031	135,000.00	6.250%	235,756.25	370,756.25
11/01/2031			231,537.50	231,537.50
05/01/2032	145,000.00	6.250%	231,537.50	376,537.50
11/01/2032			227,006.25	227,006.25
05/01/2033	155,000.00	6.250%	227,006.25	382,006.25
11/01/2033			222,162.50	222,162.50
05/01/2034	165,000.00	6.250%	222,162.50	387,162.50
11/01/2034			217,006.25	217,006.25
05/01/2035	175,000.00	6.250%	217,006.25	392,006.25
11/01/2035			211,537.50	211,537.50
05/01/2036	185,000.00	6.250%	211,537.50	396,537.50
11/01/2036			205,756.25	205,756.25
05/01/2037	195,000.00	6.250%	205,756.25	400,756.25
11/01/2037			199,662.50	199,662.50
05/01/2038	210,000.00	6.250%	199,662.50	409,662.50
11/01/2038			193,100.00	193,100.00
05/01/2039	220,000.00	6.250%	193,100.00	413,100.00
11/01/2039			186,225.00	186,225.00
05/01/2040	235,000.00	6.250%	186,225.00	421,225.00
11/01/2040			178,881.25	178,881.25
05/01/2041	250,000.00	6.250%	178,881.25	428,881.25
11/01/2041			171,068.75	171,068.75
05/01/2042	270,000.00	6.250%	171,068.75	441,068.75
11/01/2042			162,631.25	162,631.25
05/01/2043	285,000.00	6.250%	162,631.25	447,631.25
11/01/2043			153,725.00	153,725.00
05/01/2044	305,000.00	6.500%	153,725.00	458,725.00
11/01/2044			143,812.50	143,812.50
05/01/2045	325,000.00	6.500%	143,812.50	468,812.50
11/01/2045			133,250.00	133,250.00
05/01/2046	345,000.00	6.500%	133,250.00	478,250.00
11/01/2046			122,037.50	122,037.50
05/01/2047	370,000.00	6.500%	122,037.50	492,037.50
11/01/2047			110,012.50	110,012.50
05/01/2048	395,000.00	6.500%	110,012.50	505,012.50
11/01/2048			97,175.00	97,175.00
05/01/2049	420,000.00	6.500%	97,175.00	517,175.00

**RIVER HALL**

Community Development District

Series 2023A

\$8,020,000

**Debt Service Schedule**

<b>Date</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+I</b>
11/01/2049			83,525.00	83,525.00
05/01/2050	450,000.00	6.500%	83,525.00	533,525.00
11/01/2050			68,900.00	68,900.00
05/01/2051	480,000.00	6.500%	68,900.00	548,900.00
11/01/2051			53,300.00	53,300.00
05/01/2052	510,000.00	6.500%	53,300.00	563,300.00
11/01/2052			36,725.00	36,725.00
05/01/2053	545,000.00	6.500%	36,725.00	581,725.00
11/01/2053			19,012.50	19,012.50
05/01/2054	585,000.00	6.500%	19,012.50	604,012.50
<b>Total</b>	<b>\$8,020,000.00</b>		<b>\$10,287,568.75</b>	<b>\$18,307,568.75</b>

**RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT  
PROJECTED ASSESSMENTS  
GENERAL FUND AND DEBT SERVICE FUND  
FISCAL YEAR 2025**

<b>On-Roll Payment</b>						
<b>Number of Units</b>	<b>Unit Type</b>	<b>Bond Series</b>	<b>Projected Fiscal Year 2025</b>			<b>FY 24</b>
			<b>GF</b>	<b>DSF</b>	<b>GF &amp; DSF</b>	<b>Assessment</b>
167	ADULT 48	2021A-1	\$ 229.23	\$ 233.75	\$ 462.98	\$ 463.24
261	ADULT 55	2021A-1	262.28	233.75	496.03	496.32
142	ADULT 65	2021A-1	309.50	233.75	543.25	543.59
80	CARRIAGE	2021A-1	203.26	577.36	780.62	780.85
12	SF 50 Replat	2021A-1	238.67	541.46	780.14	779.92
10	SF 65 Replat	2021A-1	309.50	620.44	929.94	930.85
208	SF 55	2021A-1	262.28	906.95	1,169.23	1,169.52
147	SF 70	2021A-1	333.10	1,168.75	1,501.85	1,502.23
44	SF 85	2021A-1	403.92	1,481.97	1,885.89	1,886.35
125	SF 50	2021A-1	238.67	790.07	1,028.74	1,029.01
85	SF 65	2021A-1	309.50	906.95	1,216.45	1,216.79
92	VILLA	2021A-2	259.92	805.29	1,065.21	1,065.50
163	SF 55	2021A-2	262.28	1,162.09	1,424.37	1,424.66
78	SF 70	2021A-2	333.10	1,499.07	1,832.17	1,832.55
158	SF 50	2021A-2	238.67	1,013.42	1,252.09	1,252.36
41	SF 60	2021A-2	285.89	1,162.09	1,447.98	1,448.30
34	SF 65	2021A-2	309.50	1,162.09	1,471.59	1,471.93
348	SF 50	2020	238.67	1,241.38	1,480.05	1,480.32
195	SF 50	2023	238.67	1,822.07	2,060.74	n/a
43	SF 70	2023	333.10	2,550.90	2,884.00	n/a
33	SF 70	2023	333.10	2,550.90	2,884.00	n/a
<b>2,466</b>						

<b>Off-Roll Payment</b>						
<b>Number of Units</b>	<b>Unit Type</b>	<b>Bond Series</b>	<b>Projected Fiscal Year 2025</b>			<b>FY 24</b>
			<b>GF</b>	<b>DSF</b>	<b>GF &amp; DSF</b>	<b>Assessment</b>
<b>Planned Units</b>						
51	UNPLAT SF 85	2021A-2	385.27	1,824.46	2,209.73	2,210.17
18	UNPLAT SF 55	2023	249.29	1,924.11	2,173.40	n/a
22	UNPLAT SF 55	2023	249.29	1,924.11	2,173.40	n/a
138	UNPLAT SF 50	n/a	226.63	-	226.63	226.89
<b>229</b>						
<b>Commercial</b>						
15	UNPLAT COMM OFFICE	n/a	\$ 566.57	\$ -	\$ 566.57	\$ 567.23
30	UNPLAT COMM RETAIL	n/a	566.57	-	566.57	567.23
<b>45</b>						
<b>2,740</b>						

**RIVER HALL**  
**COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED**  
**FINANCIAL**  
**STATEMENTS**

**RIVER HALL**  
**COMMUNITY DEVELOPMENT DISTRICT**

**MINUTES**



**DRAFT**

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

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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:

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

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

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

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

52 Erosion on CS B1-3 was noted. Mrs. Adams stated it will be monitored annually and

53 repaired when necessary. She thanked Mr. Nott for an excellent report.

54

55 **FOURTH ORDER OF BUSINESS**

**Developer Update**

56

57 There was no update.

58

59 **FIFTH ORDER OF BUSINESS**

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

60

61

62

63 Mr. Krebs stated that he contacted Lee County Development Services Director Ms.

64 Ohdet Kleinmann because the plans did not look as though the driveways have adequate

65 separation and to notify her that a deviation or a zoning amendment might be needed. He

66 believes that the County has not filed anything and that the reviewers mentioned in a

67 Comment Letter that those driveways do not meet separation. He thinks the driveway adjacent

68 to the Fire Department will have to be addressed by a zoning action or by removing it and

69 ending in a cul-de-sac. He will try to find out if there is a way to limit those by using the code.

70 Mr. Stark stated that Emergency Management Services (EMS) is purchasing property

71 across the street and expressed concern about traffic on the Parkway. He questioned if EMS

72 and the fire department could be called out at the same time. Mr. Krebs stated that, depending

73 on how they set up the driveways, they have two median openings they can utilize to cross

74 over; a flashing light can be installed if necessary.

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

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

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

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

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

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

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

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

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

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

101

102 **SIXTH ORDER OF BUSINESS**

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

103

104

105 Mr. Adams stated there was no update.

106 Staff will continue monitoring this project.

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

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

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

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

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

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

118

**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.**

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124 **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**

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

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

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

138

**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.**

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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.

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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.

155

**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**

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Mr. Adams presented Resolution 2024-07.

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

DATE: January 9, 2025

166

**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.**

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**NINTH ORDER OF BUSINESS**

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

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This item was presented following the Sixth Order of Business.

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**TENTH ORDER OF BUSINESS**

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

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

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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.

185 The financials were accepted.

186

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

190

191

192 **ELEVENTH ORDER OF BUSINESS**

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

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

197

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199 **TWELFTH ORDER OF BUSINESS**

**Staff Reports**

200

201 **A. District Engineer: Hole Montes**

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

203 Discussion ensued regarding roadway repair methods.

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

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

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

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

213 • **Update: Roadside Catch Basin Ownership Responsibility**

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

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

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

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

224 There was no report.

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

- 226 • **2,860 Registered Voters in District as of April 15, 2024**

- 227 • **NEXT MEETING DATE: July 11, 2024 at 3:30 PM**

- 228 ○ **QUORUM CHECK**

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

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

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

233 Mr. Willis reported the following:

234 ➤ Some language related to the Hog Trapping Agreement needs to be revised. He will send  
235 the Agreement to Mr. Urbancic and Mr. Asfour for revision.

236 ➤ Ms. Tempesta’s portion of the bank restoration project will be complete on June 25,  
237 2024.

238 ➤ The Portico fencing hedge is waiting for rain.

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

240

241 **THIRTEENTH ORDER OF BUSINESS**

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

242

243

244 No members of the public spoke.

245

246 **FOURTEENTH ORDER OF BUSINESS**

**Supervisors’ Comments/Requests**

247

248 There were no Supervisors’ comments or requests.

249

250 **FIFTEENTH ORDER OF BUSINESS**

**Adjournment**

251

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

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255  
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258

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Secretary/Assistant Secretary

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Chair/Vice Chair



**RIVER HALL**  
**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF**  
**REPORTS**

**RIVER HALL COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE**

**LOCATION**

*River Hall Town Hall Center, located at 3089 River Hall Parkway, Alva, Florida 33920*

*<sup>1</sup>Meeting Location is unavailable*

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 5, 2023<sup>1</sup> CANCELED</b>	<b>Regular Meeting</b>	<b>3:30 PM</b>
<b>November 2, 2023</b>	<b>Regular Meeting</b>	<b>3:30 PM</b>
<b>November 16, 2023</b>	<b>Continued Regular Meeting</b>	<b>11:00 AM</b>
<b>December 7, 2023</b>	<b>Regular Meeting</b>	<b>3:30 PM</b>
<b>January 4, 2024</b>	<b>Regular Meeting</b>	<b>3:30 PM</b>
<b>February 1, 2024</b>	<b>Regular Meeting</b>	<b>3:30 PM</b>
<b>March 7, 2024</b>	<b>Regular Meeting</b>	<b>3:30 PM</b>
<b>April 4, 2024</b>	<b>Regular Meeting</b>	<b>3:30 PM</b>
<b>May 2, 2024</b>	<b>Regular Meeting</b>	<b>3:30 PM</b>
<b>June 6, 2024</b>	<b>Regular Meeting</b>	<b>3:30 PM</b>
<b>July 11, 2024*</b>	<b>Regular Meeting</b>	<b>3:30 PM</b>
<b>August 1, 2024</b>	<b>Public Hearing &amp; Regular Meeting</b>	<b>3:30 PM</b>
<b>September 5, 2024</b>	<b>Regular Meeting</b>	<b>3:30 PM</b>

**\*Exception**

*The July meeting date is held one (1) week later to accommodate the Independence Day holiday.*



**Wrathell, Hunt and Associates, LLC**

TO: River Hall CDD Board of Supervisors

FROM: Shane Willis – Operations Manager

DATE: July 11, 2024

SUBJECT: Status Report – Field Operations

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**Fountains:**

West Fountain: March 2021 – installed LED's (4 total), with a three-year warranty. Expires February 2024. Installed by Solitude Lake Management for a cost of \$3,800.00.

East Fountain: December 2022 – Replaced Pump and Motor. One year warranty on both. Expires November 2023. Installed by Superior Waterway for a cost of \$5,500.00.

Repairs completed and service schedule set to 9am -10pm daily.

**FPL Easement Mowing:** Current contract with P&T Lawn & Tractor Service is \$11,650.00 and is set to expire April 30, 2024. Bush hogging of the East and West side of River Hall Parkway is twice per year during the drought season. Completed for 2023, Staff will update contract in March 2024.

**Lake & Wetland Contract:** Superior Waterways is maintaining the District's stormwater system and is providing monthly service reports as well as monthly waterways reports.

**Landscape Maintenance Contract:** Gulfscapes landscape agreement signed 10/01/23 for \$190,387.00. Agreement expires 9/30/24 with an additional one-year option.

**Storm Drain/Pipe Cleanout:** In 2018 the Board placed this exercise on a three-year cycle. River Hall was completed in 2021 for a cost of \$19,550.00. Inspections will be scheduled in the Spring of 2024 for a cost of \$5K.

Cascades was completed in 2022 for a cost of \$18,700.00 and will be scheduled in 2025.

**Street Sweeping:** Scheduled annually in December. For 2023/24 budget purposes - \$750.00. Completed during the month of December 2023. 2024 proposal received for \$825.00.

**Pressure Cleaning:** Scheduled annually between the months of October to mid-November. For 2024/25 budget purposes - \$13,750.00, previous contract was \$13,100.00. Contract has been executed.

**Hog Trapping:** For 2023/24 budget purposes \$22,800.00. In the process of gathering signatures for the 2023 – 2025 agreement. Five of six signatures have been returned as of 12/28/23, Golf Club attorney has requested some adjustments to the six-way contract.

Adult hog removed from the area near the Clubhouse where damage occurred on 6/16/24.

**Lighting Program:** Current contract with Trimmers Holiday Décor is \$11K and is set to expire January 2024. 2024/24 Proposals: Oak Lighting: Contract under construction.

### **Bank Restoration Project:**

**Lake 3-5B:** As discussed at last month's meeting with Ms. Tempesta surrounding the continued erosion to the lake bank adjacent to her property, the handout she provided at our meeting from the Developer was for work completed in 2020. Ms. Tempesta never responded to the district's letter from 2021, until our meeting last month.

**Note:** A second letter was sent explaining the need for the resident to install additional drainage piping before the District can make repairs to the lake bank. Delivery receipt received 7/11/23.

**Note:** Resident sent response letter rejecting any responsibility for repairs due to drainage issues.

**Note:** Based on discussions at the 12/7/23 CDD meeting, District Engineer to review responsibilities at this location and provide a briefing at the 2/1/23 CDD meeting.

**Note:** Ms. Tempesta submitted a letter on 3/13/24 informing District Staff that she had completed the repairs and requested a final inspection, DE to conduct final inspection week of 4/1/24.

**Note:** Scheduled for repairs 6/25/24.

**Note:** COMPLETED ON 6/27/24.

**Portico Fencing Hedge:** Tie-in location has been identified on the "land bridge", contract will be executed as soon as that is confirmed (total cost needed). Installation could begin within a couple of weeks after execution.

**Note:** Notified by Vendor on 3/25/24 that the land bridge tie-in is not pressurized, HOA tie-in options to be addressed at meeting.

**Note:** Spoke to Robert Nelson on 3/27/24, he will try to move this project along on the HOA side.

**Note:** P&T began treating soil in preparation of install on 6/28/24, install within 2 weeks.

**Sagittaria Lane Fence:** Contract agreement has been signed, permits applied for. Expected installation to begin late January 2024. Total cost \$17,229.50.

**Note:** New contractor process requirement delayed permit issuance from county. New installation date around 2/28/24.

**Note:** Carter Fence notified District Staff installation would begin by second week of April based on permitting progress.

**Note:** Project pending removal of tortoises. Total cost \$18,700.00 for removal.

**Notes:** Contract executed with Environmentalist on 7/2/24, waiting for work schedule.

**Entrance Fence Replacement:** Total cost for vinyl fence \$12,035.78.

**Note:** Contract has been executed, waiting for the arrival of the material. No permit required as this is replacement and new installation.

**Note:** COMPLETED 6/26/24.