

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

The Board of Supervisors of the River Hall Community Development District held a Public Hearing and Regular Meeting on September 30, 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 (via telephone)	District Engineer
Eric Mannisto	Superior Waterways

**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)**

There were no public comments.

**THIRD ORDER OF BUSINESS**

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

There was no update. This item will remain on the agenda.

**FOURTH ORDER OF BUSINESS**

**Public Hearing on Adoption of Fiscal Year 2024/2025 Budget**

**A. Affidavit of Publication**

The affidavit of publication was included for informational purposes.

**B. Consideration of Resolution 2024-15, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date**

Mr. Adams presented Resolution 2024-15. He reviewed the proposed Fiscal Year 2025 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2024 budget, and explained the reasons for any changes.

Mr. and Mrs. Adams responded to questions regarding the CDD’s vendors and the accuracy of the summary assessment information on Page 15 of the budget.

**The Public Hearing was opened.**

No affected property owners or members of the public spoke.

**The Public Hearing was closed.**

**On MOTION by Mr. Morash and seconded by Mr. Stark, with all in favor, Resolution 2024-15, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-16, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2024/2025; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date**

Mr. Adams presented Resolution 2024-16, also known as the benefit and assessment levying resolution.

**On MOTION by Mr. Asfour and seconded by Mr. Block, with all in favor, Resolution 2024-16, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2024/2025; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2024-14, Accepting the Certification of the District Engineer that the 2020A Project is Complete; Declaring the 2020A Project Complete; Finalizing the Special Assessments Securing the District's Series 2020A Special Assessment Bonds; Providing for the Update of the District's Assessment Records; Providing for Severability, Conflicts and an Effective Date**

Mr. Mitchell presented Resolution 2024-14.

Mr. Adams stated Staff was able to finalize the closeout of the construction fund of the 2020A project, which has been deemed complete. If any additional improvements are needed as part of that debt service series, it would be facilitated as per the Completion Agreement with the Developer. He recommended that the Board adopt the resolution, contingent upon Staff finalizing the actual certificate and attaching same to the resolution.

**On MOTION by Mr. Stark and seconded by Mr. Asfour, with all in favor, Resolution 2024-14, Accepting the Certification of the District Engineer that the 2020A Project is Complete; Declaring the 2020A Project Complete; Finalizing the Special Assessments Securing the District's Series 2020A Special Assessment Bonds; Providing for the Update of the District's Assessment Records; Providing for Severability, Conflicts and an Effective Date, contingent upon Staff attaching the completion certificate to the resolution, was adopted.**

**SEVENTH ORDER OF BUSINESS**

**Discussion/Consideration: Placing "School Zone" Signage on River Hall Parkway (Supervisor Asfour)**

Mr. Asfour referenced a recent comment on Facebook by an individual who inquired about placing a “School Zone” sign on River Hall Parkway (RHP) four years ago and received little to no response about it. Mr. Asfour questioned why there is no such sign on RHP and felt that there should be, especially with vendors entering the community and not knowing that there is a school in the vicinity. He asked how feasible it is to have a “School Zone” signage installed. Mr. Krebs would investigate that, see what is required and report back to the Board.

Mr. Krebs responded to questions regarding substituting the “School Zone” sign for a “No parking” sign, if there is a law prohibiting “School Zone” signage and if County approval is required to install school zone signage.

Mr. Krebs would research this item and report his findings at the next meeting.

**EIGHTH ORDER OF BUSINESS**

**Consideration of 2024 NPDES Year 7 Annual Report**

Mr. Adams presented the 2024 NPDES Year 7 Annual Report and reviewed the modifications that Staff made to the report. He stated that there is nothing in the report that is troubling; it is business as usual for this particular year.

Mr. Krebs and Mr. Adams responded to questions regarding water quality trend lines and the water sampling station locations.

**On MOTION by Mr. Block and seconded by Mr. Morash, with all in favor, the 2024 NPDES Year 7 Annual Report, was approved.**

**NINTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of July 31, 2024**

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

Mrs. Adams responded to questions regarding “Stormwater system maintenance” at 181% and if any feedback was received from the Cascades on the inspection that was done for them.

The financials were accepted.

TENTH ORDER OF BUSINESS

Approval of September 5, 2024 Public Hearing and Regular Meeting Minutes

The following change was made:

Line 237: Change "Mr. Asfour" to "Mr. Mitchell"

**On MOTION by Mr. Asfour and seconded by Mr. Morash, with all in favor, the September 5, 2024 Public Hearing and Regular Meeting Minutes, as amended, were approved.**

ELEVENTH ORDER OF BUSINESS

Staff Reports

- A. District Engineer: Hole Montes
- B. District Counsel: Coleman, Yovanovich & Koester
- C. District Manager: Wrathell, Hunt and Associates, LLC

There were no reports from District Counsel, Engineer or Manager.

- **UPCOMING MEETING DATES**
  - **November 7, 2024 at 3:30 PM [Regular Meeting]**
  - **December 5, 2024 at 3:30 PM [Regular Meeting]**
- **QUORUM CHECK**

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

The September Field Operations Status Report was included for informational purposes. Referencing a handout, Mr. Willis stated that the Sheriff’s Department is increasing the fee for River Hall dedicated off duty detail from \$65 per hour to \$73 per hour, effective January 1, 2025. He asked for a motion to accept the new rate.

**On MOTION by Mr. Stark and seconded by Mr. Asfour, with all in favor, the Sheriff’s Department increase of the dedicated off duty detail from \$65 per hour to \$73 per hour, was accepted.**

Mr. Willis reviewed the citations, warnings and arrest report.

Discussion ensued regarding the detail officer’s hours, the Sagitarria Lane fence and a GulfScapes invoice for unnecessary bush-hogging.

**TWELFTH ORDER OF BUSINESS**

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

There were no public comments.

**THIRTEENTH ORDER OF BUSINESS**

**Supervisors' Comments/Requests**


There were no Supervisors' comments or requests.

**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Asfour and seconded by Mr. Stark with all in favor, the meeting adjourned at 3:55 p.m.**

  
Secretary/Assistant Secretary

  
Chair/Vice Chair