

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

The Board of Supervisors of the River Hall Community Development District held a Regular Meeting on November 7, 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  
Robert Stark  
Daniel J. Block  
Paul D. Asfour  
Michael Morash

Chair  
Vice Chair  
Assistant Secretary  
Assistant Secretary  
Assistant Secretary

**Also present:**

Chuck Adams  
Cleo Adams  
Shane Willis  
Greg Urbancic  
Frank Savage  
Andy Nott  
Tim Bramwell  
Grady Miars

District Manager  
District Manager  
Operations Manager  
District Counsel  
Barraco & Associates  
Superior Waterways  
Bond Counsel  
GreenPointe

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

Mr. Nott presented the Superior Waterways Treatment Report for August 2024 and discussed the work performed in the various lakes in the community. A few lakes will require follow-up. Staff will continue treating the lakes and doing their best to resolve the issues.

**FOURTH ORDER OF BUSINESS**

**Presentation of Supplemental Engineer’s Report entitled “Supplement #3 to the River Hall Community Development District Engineer’s Report (Dated October 25, 2005) and Supplement #1 (Dated November 15, 2019; revised July 2, 2020) and Supplement #2 (Dated February 2, 2023; Revised July 25, 2023)” prepared by Barraco and Associates, Inc. dated August 1, 2024, and revised October 24, 2024**

Mr. Savage stated the Engineer’s Report was presented, in substantial form, on August 1, 2024 and Staff received feedback from the Board. The ongoing process of updating the Reports and checking on the permits that were not yet issued and that were subsequently issued, predicated the current updates. A major update can be found on Page 2, which references the August 1, 2024 presentation of the Engineer’s Report, along with a Third Supplemental Report that is intended to be read in conjunction with the original Report. All the updates are outlined on Page 12 of the Report.

Mr. Savage responded to questions regarding the vegetation removal permit, project components, costs remaining unchanged and the status of the construction.

Mr. Urbancic stated the updated Report will be adopted by the Board as part of the Assessment Resolution.

**FIFTH ORDER OF BUSINESS**

**Presentation of Final Fifth Supplemental Special Assessment Methodology Report for Assessment Area 5 prepared by Wrathell, Hunt & Associates, LLC dated October 31, 2024**

Mr. Adams stated the Final Fifth Supplemental Special Assessment Methodology Report for Assessment Area 5 is similar to the Engineer’s Report that was just presented. The main update is when final pricing is received; when it is locked in for the purchase of the bonds, Management prepares a Final Assessment Methodology Report that reflects the final pricing that came from the marketing and purchase of the bonds. The total estimated amount of the bond issue is \$6,940,000.

A Board Member voiced their opinion that the Report is much easier to read than previous versions.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-01, Supplementing Resolution No. 2024-11, Which Resolution Previously Equalized, Approved, Confirmed, Imposed and Levied Special Assessments on and Peculiar to Property Specially Benefited (Apportioned Fairly and Reasonably) by the District’s Projects; Approving and Adopting that Certain Supplemental Engineer’s Report Known as “Supplement #3 to the River Hall Community Development District Engineer’s Report (Dated October 25, 2005) and Supplement #1 (Dated November 15, 2019; Revised July 2, 2020) and Supplement #2 (Dated February 2, 2023; Revised July 25, 2023)” Prepared by Barraco and Associates, Inc. Dated August 1, 2024, and Revised October 24, 2024; Approving and Adopting the River Hall Community Development District Final Fifth Supplemental Special Assessment Methodology Report for Assessment Area 5 Prepared by Wrathell, Hunt & Associates, LLC Dated October 31, 2024, Which Applies the Methodology Previously Adopted to Special Assessments Reflecting the Specific Terms of the River Hall Community Development District Capital Improvement Revenue Bonds, Series 2024 (Assessment Area 5); Providing for the Update of the**

**District’s Assessment Records; and Providing for Severability, Conflicts, and an Effective Date**

Mr. Urbancic presented Resolution 2025-01, also known as the final pricing Resolution. This Resolution memorializes the fact that the Supplemental Engineer’s Repot was updated to reflect the permitted items and adopts the Supplemental Assessment Methodology that was presented by Mr. Adams.

**On MOTION by Mr. Stark and seconded by Mr. Morash, with Mr. Stark, Mr. Morash, Mr. Mitchell and Mr. Block in favor, and Mr. Asfour dissenting, Resolution 2025-01, Supplementing Resolution No. 2024-11, Which Resolution Previously Equalized, Approved, Confirmed, Imposed and Levied Special Assessments on and Peculiar to Property Specially Benefited (Apportioned Fairly and Reasonably) by the District’s Projects; Approving and Adopting that Certain Supplemental Engineer’s Report Known as “Supplement #3 to the River Hall Community Development District Engineer’s Report (Dated October 25, 2005) and Supplement #1 (Dated November 15, 2019; Revised July 2, 2020) and Supplement #2 (Dated February 2, 2023; Revised July 25, 2023)” Prepared by Barraco and Associates, Inc. Dated August 1, 2024, and Revised October 24, 2024; Approving and Adopting the River Hall Community Development District Final Fifth Supplemental Special Assessment Methodology Report for Assessment Area 5 Prepared by Wrathell, Hunt & Associates, LLC Dated October 31, 2024, Which Applies the Methodology Previously Adopted to Special Assessments Reflecting the Specific Terms of the River Hall Community Development District Capital Improvement Revenue Bonds, Series 2024 (Assessment Area 5); Providing for the Update of the District’s Assessment Records; and Providing for Severability, Conflicts, and an Effective Date, was adopted. (Motion passed 4-1)**

**SEVENTH ORDER OF BUSINESS**

**Consideration of Ancillary Financing Documents (2024 Project)**

Mr. Urbancic presented the following:

- A. Agreement Regarding the Acquisition of Certain Work Product and Infrastructure**
- B. Collateral Assignment and Assumption of Development and Contract Rights**
- C. Agreement Regarding the Completion of Certain Improvements**

- D. Declaration of Consent to Jurisdiction of Community Development District and to Imposition of Special Assessments (for RH Venture II, LLC)
- E. Declaration of Consent to Jurisdiction of Community Development District and to Imposition of Special Assessments (for RH Venture III, LLC)
- F. Lien of Record
- G. Notice of 2024 Special Assessments
- H. True-Up Agreement

Mr. Urbancic stated the documents are substantially in the same form as the Project 2023 bond issuance, minus the material numbers, etc.

Asked if there is a completion date on the project, Mr. Urbancic stated the project will be completed in three years, which is consistent with the previous bond issue.

Mr. Asfour asked what assets RH Venture II and RH Venture III have that would cover the completion of certain improvements. Mr. Urbancic stated that they have land and this is the delta; the CDD will finance and pay the net proceeds of \$6.94 million in bonds to purchase infrastructure with the bonds to cover the difference.

**On MOTION by Mr. Stark and seconded by Mr. Block, with Mr. Stark, Mr. Block, Mr. Morash and Mr. Mitchell in favor, and Mr. Asfour dissenting, the Ancillary Financing Documents for the 2024 Project, as listed in Items A through H, as presented, were approved. (Motion passed 4-1)**

**EIGHTH ORDER OF BUSINESS**

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

Mr. Krebs provided the following update:

- Per the County’s website, the County approved Phase 3 of the Sunshine Extension project, from State Road 82 up to 70<sup>th</sup> Street and Lehigh Acres.
- The County placed the extension up to Palm Beach Boulevard at the top of Tier 2, and it is ranked 59<sup>th</sup> in the County’s priority for roadway improvements on the 2040 Project Improvement List.

➤ Currently, the only approval is for Phase 3; nothing seems to be approved extending to Palm Beach Boulevard.

A Board Member asked if a link to the County’s website can be provided to the Board. Mr. Krebs replied affirmatively.

**NINTH ORDER OF BUSINESS**

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

Mr. Asfour stated this item was previously brought to his attention by a resident. He recalled that, at the previous meeting, Mr. Krebs was supposed to research the feasibility of having “School Zone” signage installed.

Mr. Krebs stated, in researching the Manual of Uniform Traffic Control Devices, this matter is very complex as to what can be installed for a school zone and other school and warning signs according to the Manual. He asked Mr. Willis to contact the School Board to see its preference as to what signs it wants, based on the set up of the existing facility.

In response to a question, Mr. Willis stated he contacted the School Board’s operations division and a response to his email is pending.

Mr. Asfour voiced his opinion that this is a safety issue and there should be at least one sign installed coming into the community indicating that there is a school in the area.

Asked about the Sheriff’s Report, Mr. Willis stated, upon his review, there were a few warnings and a few tickets issued.

Discussion ensued regarding the Manual of Uniform Traffic Codes, the type of school zone sign to choose, sign maintenance, lack of a crosswalk near the school, the intersection, the ramp, the bus stop, pedestrian traffic and who will pay for the school sign.

Mr. Willis will follow up with the School Board and provide an update at the next meeting.

**TENTH ORDER OF BUSINESS**

**Discussion: Irrigation Runoff on River Hall Parkway**

Mr. Mitchell stated he received an unpleasant email regarding the irrigation runoff on River Hall Parkway. He thinks there must be a procedure, going forward, that includes who to call when something like this occurs and a repair time.

The Board and Staff discussed the sprinkler run schedule, resident concerns, what the procedure should be, GulfScapes and an inactive fountain.

Mrs. Adams stated Staff will ensure that the timer on the fountain is reset.

**ELEVENTH ORDER OF BUSINESS**

**Discussion: Consideration of Carter Fence Company, Inc. Estimate #59129 for Perimeter Fence Options**

Mr. Asfour stated, when the fence was installed, it was not connected to the berm and, in his opinion, there is insufficient fencing in the area. The issue is whether to extend the fence straight into the heavy brush or angle it towards the lake.

Mr. Willis stated he inspected the fence with the vendor, presented two repair options and recommended Option #2.

Discussion ensued regarding the fence deterring trespassers, the scope of work, obtaining pricing and the budget.

**On MOTION by Mr. Morash and seconded by Mr. Asfour, with Mr. Morash, Mr. Asfour, Mr. Block and Mr. Mitchell in favor, and Mr. Stark dissenting, Option #2 Carter Fence Company, Inc. Estimate #59129 for Perimeter Fence, in the amount of \$2,643.69, was approved. (Motion passed 4-1)**

**TWELFTH ORDER OF BUSINESS**

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

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

Mr. and Mrs. Adams responded to questions regarding “Miscellaneous contingencies,” and stormwater system maintenance.

The financials were accepted.

**THIRTEENTH ORDER OF BUSINESS**

**Approval of September 30, 2024 Public Hearing and Regular Meeting Minutes**

**On MOTION by Mr. Asfour and seconded by Mr. Morash, with all in favor, the September 30, 2024 Public Hearing and Regular Meeting Minutes, as presented, were approved.**

**FOURTEENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Engineer: Hole Montes**

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

There were no reports from District Counsel or the District Engineer.

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

Mrs. Adams reported that the CDD received a code violation on November 4, 2024 for the grasses and weeds at the portico fence. Staff facilitated a cleanup of the area. A resident at 3345 Hampton Boulevard installed a “No Trespass” sign in the easement and prevented workers from completing the work. The workers found another access point and the work is in underway.

Discussion ensued regarding the lake bank, a revolt in Hampton Lakes that resulted in the complaint, the covenants, responsibility for grassland maintenance, the HOA and Lennar.

Mr. Willis stated he compiled the strap numbers and provided them to Mr. Nelson, who expressed a desire to maintain those properties; the issue is resolved.

- **UPCOMING MEETING DATES**
  - **December 5, 2024 at 3:30 PM [Regular Meeting]**
  - **January 9, 2025 at 3:30 PM [Regular Meeting]**
  - **QUORUM CHECK**

All Supervisors confirmed their attendance at the December 5, 2024 meeting.

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

There was no report.

**FIFTEENTH ORDER OF BUSINESS**

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



No members of the public spoke.

**SIXTEENTH ORDER OF BUSINESS**

**Supervisors' Comments/Requests**

Mr. Morash stated this is his last meeting as a Board Member and it was a pleasure and honor to serve with everyone.

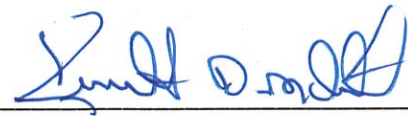
**SEVENTEENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Asfour and seconded by Mr. Block with all in favor, the meeting adjourned at 4:26 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair