

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

The Board of Supervisors of the River Hall Community Development District held a Regular Meeting on January 9, 2025 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 (via telephone)	Vice Chair
Daniel J. Block	Assistant Secretary
Paul D. Asfour	Assistant Secretary
Bob Cunningham	Assistant Secretary

**Also present:**

Cleo Adams	District Manager
Chuck Adams	District Manager
Shane Willis (via telephone)	Operations Manager
Greg Urbancic (via telephone)	District Counsel
Charlie Krebs	Bowman Consulting
Andy Nott	Superior Waterways Services, Inc.
Chief Robert Rewis	Alva Fire Department
Matthew McNeil	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mrs. Adams called the meeting to order at 3:30 p.m. Supervisors Mitchell, Cunningham, Block and Asfour were present. Supervisor Stark attended via telephone.

**SECOND ORDER OF BUSINESS**

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

Resident Matt McNeil discussed irrigation concerns and asked if any testing or recommendations have been provided to advise whether adequate irrigation water will be available when the CDD is built to capacity.

Mr. Mitchell stated that the water levels are only slightly low now; levels are likely to get much lower during the dry season. He thinks that, in the future, another well will be necessary to provide adequate water.

Mr. Krebs stated the water use permit is in the hands of the HOA and the Developer; it is not a CDD matter. The water use permit is set up to limit incoming water pumped to match the amount that goes out every day; it is not to maintain lake water levels at a certain level. The indicator is the water usage; only a specific amount of volume is allowed monthly and annually. Without knowing the pumping records, for example, it is possible that there is the ability to pump in two million gallons per month and only the physical capacity to pump in one million gallons per month; in such a case, it would be necessary to add the physical infrastructure to pump in the allowable amount of water. The lake levels are not a good indication of irrigation levels, as irrigation lakes are generally isolated lakes outside of the water management system so that the water is reserved for irrigation uses. He stated that the HOA does not pay for the water but the HOA pays for electricity.

Mr. Asfour expressed concern about something Kyle told Mr. McNeil; he noted that Kyle is no longer here and asked what information is needed. Mr. Krebs stated that the amount of water pumped is supposed to be compiled and reported monthly. Mr. Asfour will request the monthly Pumpage Data Report from Mr. Jim Hafner and forward it to the Board.

It was noted that, only once since River Hall was constructed, has the HOA had to deny irrigation water to residents; in such instances the HOA must pay for City water.

Mr. Krebs will ask the South Florida Water Management District (SFWMD) for assistance obtaining the records.

Resident Patrick Infante asked if River Hall Parkway will be mulched. Mr. Adams stated it was just completed and it looks beautiful. Mr. Infante noted that some of the green boxes are flipped over or missing. Mrs. Adams stated those are likely Comcast boxes, which are under the purview of the HOA. Mr. Infante complained about speeding on River Hall Parkway and voiced his support for mobile speed limit signs; in his opinion, more speed limit signs are needed. Mr. Adams stated that the speed limit signage and striping are adequate and noted that this has been discussed many times. He stated that the alert signs, while not cheap, are very effective.

The Board and Staff discussed signs purchased at other CDDs.

Mr. Willis stated that the signs recently purchased for another CDD cost approximately \$22,000 per sign for installation and equipment; another CDD spent approximately \$99,000 for four signs.

Contractors, maintenance contracts and service charges were discussed.

Mr. Willis stated deputies will be more active in issuing speeding tickets and if a resident representative is available, trespassing violators will be cited. He stated the contract ran through December 31, 2024.

**THIRD ORDER OF BUSINESS**

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

Mr. Nott apologized that the Report was not included; he is inspecting the lakes and the full survey will be finished in two weeks. He is not aware of any issues. Water levels are decreasing. Standard treatments are being applied. Some people complained about the removal of seeded palms but the work was completed.

▪ **Discussion: Midge Flies**

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

The Board and Staff discussed midge fly treatments.

Mr. Nott stated that multiple treatments must be applied over two to three visits while the flies are in the soil; charges are calculated on a per acre basis, at approximately \$2,300 per treatment.

The locations of affected lakes and the alternative route of stocking the lake with fish were discussed.

Mr. Nott will provide proposals for fish and for midge fly treatments.

**FOURTH ORDER OF BUSINESS**

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

The Board and Staff discussed the School Board’s lack of a response to Staff inquiries and placement of “School Zone” signage at the beginning and the end of the school zone, to include the speed limit.

Mr. Krebs will obtain a proposal for two signs with cameras.

**FIFTH ORDER OF BUSINESS**

**Discussion: Renewal of LCSO Off-Duty Patrol Officer Agreement**

Mr. Willis stated he sent the standard contract to the Sheriff’s Department, who advised that they are no longer accepting third-party contracts.

Mr. Urbancic discussed the indemnification provisions of the proposed contract and expressed concern about the CDD’s sovereign immunity.

The Board and Staff discussed the contract language.

Mr. Adams will send the contract to the Egis for review.

**SIXTH ORDER OF BUSINESS**

**Discussion: Midge Flies**

This item was discussed following the Third Order of Business.

**SEVENTH ORDER OF BUSINESS**

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

Mr. Asfour stated that the local delegation is asking the State for the money for a Study.

This item will remain on the agenda.

**EIGHTH ORDER OF BUSINESS**

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

Mrs. Adams presented the Unaudited Financial Statements as of November 30, 2024.

It was noted that the “Tax collector/property appraiser” expenditures exceeded budget because the Lee County Tax Collector is assessing a flat fee per parcel and the Property Appraiser rates increased. This will be taken into consideration when budgeting for the next Fiscal Year.

Discussion ensued regarding Federal Express and lockbox charges.

The financials were accepted.

**NINTH ORDER OF BUSINESS**

**Approval of November 7, 2024 Regular Meeting Minutes**

Mrs. Adams presented the November 7, 2024 Regular Meeting Minutes.

The following change was made:

Line 204: Change “Cunningham” to “Stark”

**On MOTION by Mr. Asfour and seconded by Mr. Cunningham, with all in favor, the November 7, 2024 Regular Meeting Minutes, as amended, were approved.**

**TENTH 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 the District Engineer, District Counsel or the District Manager.

- NEXT MEETING DATE: February 6, 2025 at 3:30 PM
  - QUORUM CHECK

All Supervisors confirmed their attendance at the February 6, 2025 meeting.

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

Mrs. Adams stated that hardwood pruning is scheduled and will be completed this month.

Mr. Willis stated, if the insurance concerns are addressed and the Board wants to proceed with the Sheriff’s contract, two Board Members will need to serve as trespassing volunteers.

**ELEVENTH ORDER OF BUSINESS**

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

No members of the public spoke.

**TWELFTH ORDER OF BUSINESS**

**Supervisors’ Comments/Requests**

Mr. Asfour asked if new ethics training courses will be offered each year. Mr. Adams stated, if so, he will refresh the Memorandum with updated links, when available.

Mr. Block stated that a sprinkler by the fire station was running for five days in a row and it was reported to Mr. Willis. It was noted that a contractor is on site twice per week to perform wet checks. Staff will verify when these are scheduled and request that broken sprinkler heads be repaired and trash picked up.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

There being nothing further to discuss, the meeting adjourned at 4:20 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair