

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

The Board of Supervisors of the River Hall Community Development District held a Regular Meeting on February 6, 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	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	Operations Manager
Greg Urbancic (via telephone)	District Counsel
Charlie Krebs (via telephone)	District Engineer
John Baker	Bowman Consulting
Andy Nott	Superior Waterways Services, Inc.
Lieutenant Angelo Vaughn	Lee Co. Sheriff, Community Response Unit
Lieutenant Michael Swift	Lee Co. Sheriff, 2 nd Precinct
Chris Blaymires	Resident
Craig Seibold	Resident
Pat Infante	Resident
Judy Grooms	Resident
Karen Carlson	Resident
Matthew McNiel	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mrs. Adams called the meeting to order at 3:31 p.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

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

Resident Chris Blaymires expressed concern about shoreline spraying and use of Roundup and harmful herbicides. He encouraged the HOA, CDD and Superior Waterways Services to use safer, readily available herbicides.

Resident Karen Carlson thinks spraying invasives among Pond 1-1B vegetation killed the spike grass and other vegetation. She stated that Pond 1-1B is totally bare. She asked who owns the property next to Pond 1-1B and showed a picture of the area, which she believes is a preserve. She asked if the plans for the property are known. Mr. Adams stated GreenPointe bought the property, perhaps for development credits. He is unsure if the property can be developed.

Resident Judy Grooms noted a green pump between residences on Summersweet Drive that runs for an hour in the middle of the night and leaves the street wet and muddy. It was noted that the lines are automatically flushed periodically by the County water utilities, particularly during summer and times of low water usage. Mr. Mitchell suggested she contact her HOA, who can check with the County. Mr. Willis stated that weekly flushes are common; daily might be considered excessive. Mr. Adams stated the HOA can ask about the "line auto flush mechanism".

Resident Pat Infante expressed interest in the speed alert signs to be discussed during the meeting. He asked if the Operations & Maintenance (O&M) assessment will decrease as additional homes are built. Mr. Adams stated that, theoretically, yes; if the infrastructure does not continue to grow as new homes come online, O&M assessments should decrease slightly.

Mr. Infante stated that the HOA is not progressing with regard to the green utility boxes. Mr. Adams stated the equipment belongs to the utility provider. Mr. Mitchell stated the HOA signed an Agreement with the vendors. Mr. Adams stated a work order has been pending for some time.

Mr. Asfour stated that, while Mr. Adams is correct in stating that O&M assessments could decrease slightly as more homes are built, it is important to note that, as costs continue to increase, the reduction might not be as drastic as one might expect. He stated the Board is very conscious of the budget and efforts are made to save money wherever possible.

Discussion ensued regarding the green utility boxes.

Resident Craig Seibold stated he represents the River Hall Turnover Steering Team, specifically the Engineering Group. He stated that the turnover will occur in 2025 and, prior to turnover, his group will try to recommend an Engineering company to look at a capital reserve study and potential deficiencies. While such a firm might not have the expertise and competency to do a full water usage and availability study, he would like to know if there is an available study

regarding the additional houses planned for the HOA and the golf course to ensure that there is an adequate amount of water, to determine that no additional wells or pumps must be installed. If so, he and his team would like a copy of the study.

Mr. Krebs stated the CDD typically engages subconsultant, Water Solutions, for a permit modification or evaluation. He can share that contact information with the HOA or the Board. He stated the HOA will hold the water use permit; Water Solutions could actually see if the permit is correct for the potential buildout. Mr. Adams stated the report should be available in the e-permitting section of the South Florida Water Management District (SFWMD) website.

Discussion ensued regarding ownership, transfer and management of the permits. Mr. Krebs will compile the information and share it with the Board.

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

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

Mr. Willis presented the Agreement that the Board authorized at the last meeting; he stated that Mr. Urbancic and the insurance agency agree regarding the liability concerns addressed. The Agreement will be executed following the meeting. He met with representatives from the Sheriff's Department yesterday to address trespassing concerns.

Lieutenant Vaughn, of the Community Response Unit, discussed his role engaging with the CDD. He is aware of the CDD's trespass warning issues. In addition to community response, he conducts special events. He stated Lieutenant Swift will address issues outside his scope.

Discussion ensued regarding recent incidents, including breaches at the southern entrance and utility access points and trespassers on ATVs. Damage from ATV trespassers, photographs of damage and ongoing issues were discussed.

Lieutenants Vaughn and Swift discussed measures that will be taken in response to Trespassing and Criminal Mischief and suggested the newsletters be utilized to advise residents to, "If you see something, say something." Residents should promptly call the non-emergency number or 911, as appropriate. Those reporting trespassers can remain anonymous.

ATVs in the CDD, steps that will be taken and implementing surveillance, were discussed.

Mr. Willis stated that, per the contract, several Supervisors will be identified as points of contact. It was noted that specific information should be provided when possible.

Lieutenant Swift noted that motorcycles and ATVs trespassing in posted construction areas are committing a felony.

Discussion ensued regarding traffic enforcement in the CDD, in school zones and along River Hall Parkway. It was noted that Deputies from different Precincts perform off-duty details.

It was noted that the Lee County Sheriff's Office Non-Emergency number is (239) 477-1000. Mr. Willis will send the Board Members' contact information and the Community Association Manager's information to Lieutenants Vaughn and Swift.

THIRD ORDER OF BUSINESS

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

Mr. Nott presented the December 2024 Lake Treatment Report. A complete inspection was conducted in January; minimal problems were observed. All lakes are receiving normal maintenance and are in good condition. Regarding Lake 1-B, Mr. Nott stated that he emailed Mr. Adams photographs from 2023 and a photograph from today. The Board and Staff discussed the photographs with Ms. Carlson to address her concerns. Mr. Nott stated the weeds were removed; spike rush is still present and growing back. Mrs. Adams stated the growth that was removed was all invasives. Mr. Nott stated the blue on the lake bank is a harmless natural lake dye to show which areas were treated.

It was noted that the water levels are very low due to lack of rain.

Mr. Mitchell commended Mr. Nott on his work managing the lakes and noted that, when Superior took over lake management, there were many issues to resolve.

Discussion ensued regarding Mr. Blaymires' concerns about herbicides used in the lakes.

Mr. Nott stated that his company is limited to spraying aquatic herbicides approved by the Environmental Protection Agency (EPA). While he does not utilize Roundup, the approved aquatic herbicides contain the same active ingredient, glyphosate. Mr. Adams stated that several of the CDDs he manages are Audubon-certified; he has provided lists of the aquatic herbicides used and all included glyphosate. Mr. Willis stated the aquatic herbicides are also approved by the Florida Department of Environmental Protection (FDEP). Mr. Nott stated that all products applied are within the regulated limits according to the label, within the rate and frequency permitted. He stated that the herbicide companies are always looking at new products and he will consider more beneficial products should they become approved for aquatic use.

- **Discussion/Consideration of Midge Fly Treatments and Fish Stocking of Lake 4-1A and 3-3**

This item was not addressed; it will be removed from this and future agendas.

FOURTH ORDER OF BUSINESS

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

Mr. Baker distributed an Exhibit detailing the current “No Parking” sign locations and the proposed locations of six new “School Zone” signs. Mr. Asfour stated that he inquired about installing the signs on existing poles but was advised against utilizing the existing poles.

Discussion ensued regarding the cost, quantity and locations of signs.

Mr. Adams noted that decorative signs and poles are available but at a premium cost.

Mr. Krebs will obtain a quote for the next meeting.

- **Discussion/Consideration: My AV-Tech LLC Estimate 25020 [Electrical: Pedestrian Crosswalk School Zone Installation**

The consensus was that the Board is not interested in an electrical crosswalk. This item will be removed from future agendas.

FIFTH ORDER OF BUSINESS

Discussion: Renewal of LCSO Off-Duty Patrol Officer Agreement

This item was discussed following the Second Order of Business.

SIXTH ORDER OF BUSINESS

Continued Discussion: Perimeter Fencing

Installation of fencing in high traffic areas, berms and preserve areas, was discussed.

Mr. Willis stated that AV-Tech can provide a quote when the scope of work is determined.

Mr. Adams noted that an 18” clear zone for wildlife ingress and egress is required when fencing conservation areas. Mr. Willis will request quotes for the full perimeter of what has not been installed with solar powered camera monitoring.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of December 31, 2024

Mr. Krebs was asked how many permits were required for GreenPointe land clearing.

Discussion ensued regarding the advertising costs related to bond issuance.

The financials were accepted.

The following changes were made:

Line 53: Change “Krebs” to “McNeil”

Line 56: Change “Havner” to “Hafner”

Lines 57 and 58: Change “CDD” to “HOA”

Lines 171 and 172: Delete

On MOTION by Mr. Cunningham and seconded by Mr. Block, with all in favor, the January 9, 2025 Regular Meeting Minutes, as amended, were approved.

NINTH 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: March 6, 2025 at 3:30 PM**
 - **QUORUM CHECK**

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

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

Mr. Willis stated it is alleged that Portico landscapers removed a portion of the CDD’s Bougainvillea hedge that was planted at a total cost of \$27,250. The hedge is on an easement on which the CDD has the right to place the hedge. Mr. Urbancic suggested the location be determined and a demand be made for Portico to restore the hedge. Evidence will be sent to Mr. Adams, who will seek a remedy with Lennar before District Counsel sends a letter for damages. Mr. Willis will request a quote for replacement and determine how many are missing. The hedge had a year’s growth. Mr. Adams stated the next container size should be taken into consideration.

TENTH ORDER OF BUSINESS

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

Mr. Infante asked about the agenda item for solar powered radar speed alert signs. Mr. Willis stated that he provided a quote; the signs cost approximately \$15,000 each.

Regarding speeding, Mr. Mitchell stated that the current plan is for increased school zone signage, crosswalks and police presence, before considering an additional \$30,000 expenditure.

Resident Sally Thomas asked why Lee County Schools is not paying for the signs and crosswalks. Mr. Asfour stated the CDD asked for their assistance but received no feedback. The homeowners are paying for the extra measures out of care and concern for students.

Ms. Thomas asked how the four new entrances will affect area traffic. The consensus was that traffic will increase. The County Commissioners approved the new units.

A resident asked if a letter can be sent asking the School Board to advise parents that students are running in front of cars when they are dropped off. Mr. Asfour stated the CDD sent numerous letters and Staff has been trying to get help for five or six years, with no response from the School Superintendent or School Board members. Mr. Willis stated the school’s Facilities Operations Manager advised that all the required signage for entry and exit of school property are provided and the school will not be participating.

Ms. Thomas suggested the privately owned property be held accountable for overgrown brush by a power utility box. It was suggested that a Code Enforcement complaint be made.

ELEVENTH ORDER OF BUSINESS

Supervisors’ Comments/Requests

Mr. Asfour asked if new ethics training courses will be offered. Mr. Urbancic stated that new courses will likely be offered for a fee; he has not seen new free courses and has not received clear guidance on the matter.

Mr. Asfour asked for a copy of the minutes of the meeting at which GreenPointe asked about issuing bonds for the townhomes. Mr. Adams stated that the meeting was in 2024.

Mr. Willis stated that he is working with Mr. Urbancic’s office regarding the individual Hampton Lakes common area parcels in need of maintenance. When the District Managers have reviewed and approved it, a proposal will be executed and maintenance will begin.

Mr. Mitchell thanked everyone for their attendance and participation.

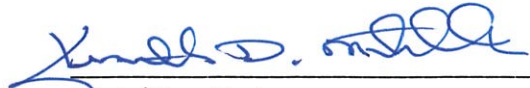
TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Block and seconded by Mr. Stark, with all in favor, the meeting adjourned at 4:50 p.m.



Secretary/Assistant Secretary



Chair/Vice Chair