

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

The Board of Supervisors of the River Hall Community Development District held a Regular Meeting on March 6, 2025 at 3:30 p.m., at the River Hall Town Hall Center, located at 3089 River Hall Parkway, Alva, Florida 33920.

Present:

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
Meaghan Magaldi (via telephone)	District Counsel
Charlie Krebs	District Engineer
Andy Nott	Superior Waterways Services, Inc.
Matt Hunter	Carter Fence
Chris O'Connor	AV Tech
Lieutenant Angelo Vaughn	Lee Co. Sheriff, Community Response Unit
James Russell	Resident
Craig Seibold	Resident
Angie Zischkan	Resident
Ben Valk	Resident
Sally Shown	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mrs. Adams called the meeting to order at 3:30 p.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

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

Resident James Russell discussed a very rough section of pavement between River Hall Parkway and newly-resurfaced SR80 that, he thinks, is unsightly and does not help the property values. He asked if the CDD is responsible for the repairs. Mr. Adams stated the area is owned by

the State. Mr. Krebs stated it is in the Right-of-Way (ROW) for the State; he will report it to the Florida Department of Transportation (FDOT).

Resident Angie Zischkan stated Florida recently lowered speed limits on the Parkway and installed school zone signs. She asked what the CDD is doing regarding enforcement. Mr. Willis stated he spoke to the Sheriff’s Department regarding extra duty patrols in the neighborhood, which will be patrolled at unannounced times once the patrols begin again. Mr. Mitchell stated law enforcement was instructed to be more aggressive on speeders and stop sign violators by issuing tickets and fines. Lieutenant Angelo Vaughn stated he can email the Traffic Department, which can dispatch a unit for traffic enforcement.

Discussion ensued regarding the traffic unit, a State grant to install speed cameras in unincorporated Lee County school zones and residents ignoring the “No Parking” signs.

Resident Craig Seibold appreciates the accessibility of the water management reports. He asked about ownership and stated he questioned the River Hall Country Club HOA about meter readings, meter management and who makes sure the current wells in the reports are up to date. Mrs. Adams will email the 2023 Report to Mr. Seibold.

THIRD ORDER OF BUSINESS

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

Mr. Nott presented the January 2025 Lake Treatment Report. He called attention to Lake 3-4B, which used to be two lakes but was combined through Flowway 1. It has a huge shelf and the Board should be aware of the lack of water and of the spikerush that is starting to grow. Crews will monitor and manage the lake as the season progresses.

Regarding resident calls about the lakes, Mr. Willis stated Staff has been removing seeded palms off the lake banks to ease erosion issues.

▪ **Discussion: Portico Fence & River Hall Perimeter Fence Discussion**

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

Resident Ben Valk stated a resident who lives on the CDD side of the fence is trespassing onto his property by using a stepladder to climb over the fence to fish in the pond or go to Hampton Lakes. In doing this, the person damaged the bougainvillea planted along the fence line. Lieutenant Vaughn asked if video footage can be captured and submitted to local law enforcement. Mr. Adams will forward the link of the video to Lieutenant Vaughn.

Mrs. Adams stated this discussion will continue after the next agenda item, to include installing “No Trespassing” signage on the CDD side of the fence.

FOURTH ORDER OF BUSINESS

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

Mr. Krebs stated the signage will cost about \$9,400 and the vendor wants a 50% deposit. Mrs. Adams stated, since the CDD is tax exempt, the school zone signage will be \$8,790.

Mr. Krebs and Mr. Adams responded to questions regarding pricing for the school pavement markings, the number of posts and school signs that will be installed, what the signs will say and whether the CDD must publicize the reduction in speed limit and, if so, how much will it cost. Asked if the CDD needs a document to memorialize the reduction in the speed limit from 30 miles per hour to 20 miles per hour, for that area of the Parkway, Ms. Magaldi stated it is necessary to first contact the County to determine the County’s requirements and then the Board can determine what the CDD must do.

On MOTION by Mr. Asfour and seconded by Mr. Cunningham, with all in favor, the Lykins-Signtek quote for school zone signs for River Hall Parkway, in the amount of \$8,790, was approved.

FIFTH ORDER OF BUSINESS

Discussion: Portico Fence & River Hall Perimeter Fence Discussion

Mrs. Adams stated she and Mr. Adams inspected the area and estimated that several Portico residents removed approximately 10% of the bougainvillea to unblock their view of the lake. Staff will obtain pricing to install plug ins where necessary and obtain push in signs, like those in the conservation area, that read “Private Property” to place on the CDD side of the fence.

Discussion ensued regarding residents breaching the fence and removing plantings, the cost of “Private Property” or “No Trespassing” signage, obtaining video footage of trespassers and how tall the bougainvillea plants will grow.

Ms. Zischkan stated residents recently called the County and alleged that the lake banks were not being maintained and that there is grass overgrowth and the County notified the CDD, which might be why the plants are no longer there. Mrs. Adams stated the CDD received a Code Enforcement notice and had GulfScapes mow the turf adjacent to the bougainvillea hedge.

On MOTION by Mr. Block and seconded by Mr. Stark, with all in favor, allotting \$4,000 to purchase plants and \$2,000 to purchase signage that reads “Private Property” or “No Trespassing”, was approved.

SIXTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of January 31, 2025

Mr. Adams presented the Unaudited Financial Statements as of January 31, 2025.
The financials were accepted.

SEVENTH ORDER OF BUSINESS

Approval of February 6, 2025 Regular Meeting Minutes

On MOTION by Mr. Stark and seconded by Mr. Asfour, with all in favor, the February 6, 2025 Regular Meeting Minutes, as presented, were approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Engineer: Hole Montes

Mr. Stark distributed a handout of emailed correspondence with the County Commissioner and asked Mr. Krebs to follow up regarding the CDD being on a list to receive free speed cameras from the State, to catch, ticket and fine motorists who speed in the school zone.

B. District Counsel: Coleman, Yovanovich & Koester

Ms. Magaldi stated the Legislative Session is starting and several bills that might impact CDDs will be proposed. Updates will be provided.

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

- **NEXT MEETING DATE: April 3, 2025 at 3:30 PM**
 - **QUORUM CHECK**

All Supervisors confirmed their attendance at the April 3, 2025 meeting.

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

The March Field Operations Status Report was included for informational purposes.

Mr. Willis stated Staff obtained proposals from Carter Fence and AV Tech for the perimeter fencing. Mr. Matt Hunter and Mr. Chris O’Connor were invited to the meeting to answer any questions regarding the scope of services.

Mr. O'Connor, of AV Tech, stated the idea is to have a wireless internet service provider account so there will be one Starlink account and 24 cameras placed every quarter mile of the perimeter.

Mr. Willis stated there are two proposals from Carter Fence and some of the previously installed fencing would cut the overall cost of the project.

Discussion ensued regarding costs, scopes of service, whether to approve the project, a funding source, remote monitoring details, who will monitor the cameras, decorative fencing, if a camera can be placed near the Portico fence line to capture trespassers, tariffs causing an increase to the cost of materials, phasing the project and taking out a loan.

A Board Member voiced their opinion that, from a funding standpoint, this is a multi-year project. Mr. Adams stated this item will be included on the next agenda.

NINTH ORDER OF BUSINESS

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

Resident Sally Shown questioned if the CDD should be expending funds on projects that might be removed by the County. Mr. Mitchell stated there are a lot of issues to consider before committing to the project.

Ms. Zischkan asked the Board to review the quality of the cameras.

Mr. Russell stated he recently walked near the Florida Power & Light (FPL) transition line and observed fencing and roads going through the preserves. He asked if the objective of the fence project is to keep ATVs out of the preserves. Mr. Mitchell stated it is to protect residents.

TENTH ORDER OF BUSINESS

Supervisors' Comments/Requests

Discussion ensued regarding ATVs and trespassers in the preserves, fires in the preserves, the hog trapper and a cow on the golf course.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Asfour and seconded by Mr. Cunningham, with all in favor, the meeting adjourned at 4:38 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair