

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

The Board of Supervisors of the River Hall Community Development District held a Regular Meeting on April 3, 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
Greg Urbancic (via telephone)	District Counsel
Charlie Krebs	District Engineer
Andy Nott	Superior Waterways Services, Inc.
Karen Lacy	Resident
Tiffany Massocco	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 Karen Lacy distributed School Zone Signage handouts and asked if the Board had any questions or comments.

There were no comments or questions from the Board.

THIRD ORDER OF BUSINESS

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

Mr. Nott presented the February 2025 Lake Treatment Report. He commented that the water levels continue to drop and temperatures are rising, causing an increase in algae and lake

bank weeds. Staff is and has been on site spraying and maintaining the shoreline grasses and weeds.

Mr. Nott responded to questions regarding the treatment methods used in an area adjacent to the preserves and if there were any irate calls from residents to report.

Mr. Krebs will contact the Developer to discuss an area that needs to be turned over to the CDD.

FOURTH ORDER OF BUSINESS

Consideration: Collier Paving & Concrete Proposal Estimate #25-199 for School Pavement Markings

Mr. Krebs presented Collier Paving Proposal Estimate #25-199 for school pavement markings in the amount of \$7,180. He contacted the County to discuss school zones and was informed that, to proceed with this item, the CDD must file a limited review application with the County. Traditionally, installing a school zone involves the School Board and Development Services of the Lee County Department of Transportation (DOT). Since this is a private road and, based on recent correspondence, the School Board already reviewed the school zone matter and determined that one is not required. Mr. Krebs stated the Florida DOT (FDOT) issued a manual that talks about the requirement to establish a school zone and one of the items noted is that school zones are set up for when there is interaction between students going to school and traffic on the roadway. The reason the School Board did not install school zones prior to this was because there is a three-way stop where students cross and a sidewalk with a raised curb; therefore, the School Board concluded that there is no safety issue in that location. Despite the School Board's opposition, he suggested the CDD declare the school area a safety concern and file for the permit for a school zone on the basis that the CDD owns the road, which is private, and, because of the growth of the community, it is very necessary.

Discussion ensued regarding safety concerns stemming from widespread golf cart use, the new principal being amenable to the school zone project, the CDD requiring County approval to post signage or change the speed limit, an FDOT speed manual, if it is possible to install temporary signs, if the Sheriff's Department can enforce speed limits, if there is an appeal process if the school zone proposal is denied, the 2020 construction of a new school parking design that moved and blocked the center of the entrance with no turn lane or signage, issues with installing stop signs, closing the median and the rulemaking process.

Mr. Mitchell voiced his opinion that, when the 204 new townhomes are completed, the Board must realize that it will have to do something to protect the children.

Mr. Urbancic voiced his opinion that the CDD should make sure to go through the proper channels and it might be worthwhile to establish a rule declaring the school zone and setting speed limits between certain school hours to create a safety buffer.

On MOTION by Mr. Asfour and seconded by Mr. Stark, with all in favor, authorizing District Counsel to draft a Resolution establishing a school zone within the CDD, was approved.

Resident Tiffany Massocco asked if the CDD can install signage alerting motorists of a dangerous intersection on River Hall Parkway or install a generic River Hall sign that reads "Caution: Approaching School Entrance". Mr. Mitchell stated that will likely be done if the CDD's school zone proposal is denied.

FIFTH ORDER OF BUSINESS

Consideration of Carter Fence Estimates for Perimeter Fence and Permit

Mr. Krebs presented the following fencing estimates:

A. #60067

B. #61559

Items A and B were rejected.

C. #62129

On MOTION by Mr. Stark and seconded by Mr. Cunningham, with all in favor, Carter Fence Estimate #62129 to remove a chain link fence and install an aluminum, glass fence, in the amount of \$9,888.29, was approved.

SIXTH ORDER OF BUSINESS

Consideration: My AV-Tech LLC Estimate 25056 [Network/IT Platform: Perimeter Surveillance]

Mr. Willis stated this item was a partner proposal based on the prior motion.

This item was disregarded and will be removed from future agendas.

**Consideration of Resolution 2025-03,
Relating to the Amendment of the Annual
Budget for the Fiscal Year Beginning
October 1, 2023, and Ending September 30,
2024; and Providing for an Effective Date**

Mr. Mitchell presented Resolution 2025-03. Mr. Adams stated this is necessary because the Fiscal Year 2024 expenses exceeded appropriations and to avoid a finding in the audit.

The Board and Staff discussed the fund balance, budget variance and the reasons/projects that necessitated the budget amendment.

On MOTION by Mr. Stark and seconded by Mr. Asfour, with all in favor, Resolution 2025-03, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of February 28, 2025**

Mr. Adams presented the Unaudited Financial Statements as of February 28, 2025.

The financials were accepted.

NINTH ORDER OF BUSINESS

**Approval of March 6, 2025 Regular Meeting
Minutes**

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

TENTH ORDER OF BUSINESS

Staff Reports

A. District Engineer: Hole Montes

- **Update: School Zone Signage Install Project**

This item was addressed during the Fourth Order of Business.

B. District Counsel: Coleman, Yovanovich & Koester

Mr. Urbancic stated he is monitoring the Legislative session and the Board will be updated on any bills that will impact the district.

Discussion ensued regarding the ethics training requirement. Mr. Adams will resend the link to the Board Members.

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

- **NEXT MEETING DATE: May 1, 2025 at 3:30 PM**
 - **QUORUM CHECK**

All Supervisors except Mr. Stark confirmed their attendance at the May 1, 2025 meeting.

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

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

Mr. Willis stated the Superior Waterways contract renewal will occur after the budget discussion. He would like the Board to consider it beforehand. Mr. Nott is willing to uphold the current pricing for two years.

On MOTION by Mr. Asfour and seconded by Mr. Cunningham, with all in favor, renewing the Superior Waterway Services, Inc. contract for two additional years, at the same price of \$159,500, was approved.

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. Mitchell reported that Mr. James Russell sent a note stating that Route 80 near the entranceway needs to be finalized by Epcot. Mr. Krebs will investigate and report his findings.

Discussion ensued regarding the cattle fence, a recent incident involving Florida Power & Light (FPL) cutting the fence, land ownership, the Developer and undeveloped areas.

Ms. Lacy asked how the CDD will update residents about the school zone decision and about the next steps in obtaining approval from the County.

Discussion ensued regarding the best way to alert residents, including the Facebook page and an HOA e-blast.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Asfour and seconded by Mr. Stark, with all in favor, the meeting adjourned at 4:28 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair