

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

The Board of Supervisors of the River Hall Community Development District held a Regular Meeting on May 1, 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 (via telephone)	Vice Chair
Daniel J. Block	Assistant Secretary
Paul D. Asfour	Assistant Secretary
Bob Cunningham	Assistant Secretary

**Also present:**

Chuck Adams	District Manager
Cleo Adams (via telephone)	District Manager
Shane Willis	Operations Manager
Greg Urbancic (via telephone)	District Counsel
John Baker	District Engineer
Andy Nott	Superior Waterways Services, Inc.
Karen Lacy	Resident
Sally Sham	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 3:30 p.m.

Supervisors Asfour, Cunningham, Mitchell and Block were present. Supervisor Stark was not present at roll call but joined the meeting via telephone at an unspecified time.

**SECOND ORDER OF BUSINESS**

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

Resident Karen Lacy thanked Mr. Krebs for providing the Limited Development Order (LDO) to her. Regarding the school zone/signage, she stated that she was able to have the review date moved up two weeks. She hopes the signage is installed before school resumes in August.

**THIRD ORDER OF BUSINESS**

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

Mr. Nott distributed and presented the March 2025 Lake Treatment Report. Lake, lake bank and shoreline weed, littoral, plant, algae and grass treatments continue, where needed.

**FOURTH ORDER OF BUSINESS**

**Update: School Zone LDO**

Mr. Baker stated there was not much to report. The School Zone LDO was submitted, the fees were paid and it is under review.

Mr. Baker stated that Mr. Krebs is obtaining estimates from Collier Paving for school pavement markings and from Lykins-Signtek for the signage. In response to the question of whether the signs will be solar or electric, Mr. Baker thinks they will be solar; he will confirm with Mr. Krebs. Regarding whether the signage will be installed before school resumes in August, Mr. Baker state that he is optimistic that installation will be finished by then.

Discussion ensued regarding the County’s review process and response time, timing of the project, vendors working on the project, and obtaining cost estimates.

**FIFTH ORDER OF BUSINESS**

**Discussion: Rules Relating to Designation of a School Zone on a Portion of River Hall Parkway**

- A. Consideration of Resolution 2025-04, Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules Relating to Designation of a School Zone on a Portion of River Hall Parkway; and Providing an Effective Date**

Mr. Urbancic presented Resolution 2025-04. This is related to the CDD’s intent to create a school zone. These are draft Rules Relating to Designation of a School Zone on a Portion of River

Hall Parkway; the necessary information can be obtained, inserted, etc. before adoption following the Public Hearing.

**On MOTION by Mr. Asfour and seconded by Mr. Mitchell, with all in favor, Resolution 2025-04, Designate Date, Time and Place of July 3, 2025 at 2025, at 3:30 p.m., at the River Hall Town Hall Center, 3089 River Hall Parkway, Alva, Florida 33920 for a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules Relating to Designation of a School Zone on a Portion of River Hall Parkway; and Providing an Effective Date, was adopted.**

Resident Sally Sham thanked the Board for their efforts. She discussed a gate and busses blocking a lane entering the school.

In response to a question about the timing of the flashing street signs, Mr. Willis stated that his belief that they can be programmed.

**SIXTH ORDER OF BUSINESS**

**Update: Response to Inquiry Regarding Paving Apron at Main Entrance and SR 80**

Mr. Adams stated the response Mr. Krebs received to the inquiry was that this area was skipped and they will circle back.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-05, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date**

Mr. Adams presented Resolution 2025-05. This is necessary due to updates to the Agreement. The CDD is more likely to be a recipient of aid from another governmental entity than a giver of aid. There is there no drawback to entering into the Agreement.

**On MOTION by Mr. Asfour and seconded by Mr. Cunningham, with all in favor, Resolution 2025-05, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.**

**EIGHTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of March 31, 2025**

Mr. Adams presented the Unaudited Financial Statements as of March 31, 2025.

The financials were accepted.

**NINTH ORDER OF BUSINESS**

**Approval of April 3, 2025 Regular Meeting Minutes**

**On MOTION by Mr. Cunningham and seconded by Mr. Block, with all in favor, the April 3, 2025 Regular Meeting Minutes, as presented, were approved.**

**TENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Engineer: Hole Montes**

There was no report.

**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 special districts.

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

- **NEXT MEETING DATE: June 5, 2025 at 3:30 PM [Presentation of FY2026 Proposed Budget]**
  - **QUORUM CHECK**

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

Mr. Willis stated that the hog trapper contract is now ready. The trapper is utilizing traps to capture and then remove about 12 hogs.

**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**

Discussion ensued regarding alerting residents about the issue of buses blocking the gate, an issue with cows and the cattle fence, notifying the rancher of the problem, contacting law enforcement, etc.

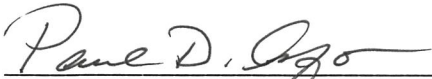
Mr. Stark stated that the cow problem is a matter for the County since it owns the property where the cows are out to pasture.

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Asfour and seconded by Mr. Block, with all in favor, the meeting adjourned at 4:00 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair