

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

The Board of Supervisors of the River Hall Community Development District held a Regular Meeting on June 5, 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  
Robert Stark  
Daniel J. Block  
Paul D. Asfour

Chair  
Vice Chair  
Assistant Secretary  
Assistant Secretary

**Also present:**

Chuck Adams  
Cleo Adams  
Shane Willis  
Greg Urbancic (via telephone)  
Charlie Krebs  
Andy Nott  
Karen Lacy  
Patrick Infante

District Manager  
District Manager  
Operations Manager  
District Counsel  
District Engineer  
Superior Waterways Services, Inc.  
Resident  
Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

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

Supervisors Asfour, Stark, Mitchell and Block were present. Supervisor Cunningham was absent.

**SECOND ORDER OF BUSINESS**

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

Resident Patrick Infante stated several months ago, dead landscaping was removed from River Hall Parkway (RHP) and residents were informed that it would be replaced. He asked if that

is still the plan and if Florida Power & Light (FPL) and/or Pike will clean up the remainder of the debris that is on the left and right sides of RHP.

Mr. Mitchell stated replacing the landscaping on RHP is still the plan.

Mr. Willis stated FPL is required to restore the area to its original condition.

**THIRD ORDER OF BUSINESS**

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

Mr. Nott stated he recently toured the community and noted two problematic lakes, which are currently being sprayed. Four or five other lakes are contingent; the technicians are addressing those. The West Lake fountain must be repaired.

In response to Mr. Mitchell's question, Mr. Nott stated he conferred with the technicians and they will increase their efforts and take care of the weeds.

**FOURTH ORDER OF BUSINESS**

**Discussion/Consideration: Collier Paving &  
Concrete, Estimate # 25-340 for Pavement  
Markings**

Mr. Krebs presented the Collier Paving & Concrete Estimate #25-340 for Pavement Markings, in the amount of \$5,600. With the approval of the Limited Development Order (LDO) and Board approval, installation of the pavement markings will be put on the schedule.

This item will be considered during the Sixth order of Business, as part of the signage discussion.

**FIFTH ORDER OF BUSINESS**

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

Mr. Urbancic presented the Rules Relating to Designation of a School Zone on a Portion of River Hall Parkway. Staff updated the school zone hours and set the public hearing to formally adopt the updated rules for July 3, 2025.

The Board and Staff discussed a dual advertising requirement and when school will start.

Mr. Urbancic will follow up with Ms. Gillyard regarding the July 3, 2025 advertisement for the public hearing.

**SIXTH ORDER OF BUSINESS****Discussion/Consideration**

Mr. Krebs presented the following:

- A. Lykins Signtek Inc., Quote 99403 – Option 1 in the amount of \$33,000**
- B. Lykins Signtek Inc., Quote 99403 [No Total] – Option 2 in the amount of \$29,222**

Discussion ensued regarding whether to select installation Option 1, which is controlled remotely, or Option 2, which is controlled manually on-site; cloud costs; flashing signs; if the school controls the signs; and permitting.

Resident Karen Lacy asked if quotes were obtained from other vendors and if Staff investigated purchasing signs from the County. Mr. Krebs stated Lykins is the only signage manufacturer in the area that does this type of work and County Officials previously disclosed that public funds cannot be expended on private roadways.

Mr. Krebs recommended Option 1, which would provide Staff with greater control of the signs. He will research the cloud costs and provide an update at the next meeting.

**On MOTION by Mr. Stark and seconded by Mr. Asfour, with all in favor, the Lykins Signtek Inc., Quote 99403 Option 1m in the amount of \$33,000, and Collier Paving & Concrete Estimate #25-340 for Pavement Markings, in the amount of \$5,600, were approved.**

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-06, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date**

Mr. Adams presented Resolution 2025-06. He reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes.

The following changes were made:

- Page 2: Decrease “Excess/(deficiency) of revenues over/(under) expenditures” from \$99,000 to \$6,600
- Page 2: Increase “Operating capital” from \$145,000 to \$185,000
- Page 2: Decrease “Parkway repave and striping” from \$500,000 to \$400,000, which changes the Unassigned fund balance to \$35,100 and results in \$870,000 in surplus funds.

**On MOTION by Mr. Asfour and seconded by Mr. Block, with all in favor, Resolution 2025-06, Approving a Proposed Budget for Fiscal Year 2025/2026, as amended, and Setting Public Hearing Thereon Pursuant to Florida Law for August 7, 2025 at 3:30 p.m., at the River Hall Town Hall Center, located at 3089 River Hall Parkway, Alva, Florida 33920; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.**

#### **EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-07, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date**

Mr. Adams presented Resolution 2025-06. The following will be inserted:

DATE: January 8, 2026

**On MOTION by Mr. Block and seconded by Mr. Asfour, with all in favor, Resolution 2025-07, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026, as amended, and Providing for an Effective Date, was adopted.**

#### **NINTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of April 30, 2025**

Mr. Adams presented the Unaudited Financial Statements as of April 30, 2025.

The financials were accepted.

**TENTH ORDER OF BUSINESS****Approval of May 1, 2025 Regular Meeting Minutes**

**On MOTION by Mr. Stark and seconded by Mr. Asfour, with all in favor, the May 1, 2025 Regular Meeting Minutes, as presented, were approved.**

**ELEVENTH ORDER OF BUSINESS****Staff Reports****A. District Engineer: Hole Montes**

There was no report.

**B. District Counsel: Coleman, Yovanovich & Koester**

Mr. Urbancic reminded the Board Members to file Form 1 by June 30, 2025.

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

- **NEXT MEETING DATE: July 3, 2025 at 3:30 PM [Public Hearing and Regular Meeting]**
  - **QUORUM CHECK**

All Supervisors present confirmed their attendance at the July 3, 2025 meeting, except for Mr. Block, who will attend via telephone.

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

Referencing a handout, Mrs. Adams presented the June Field Operations Status Report. She asked for a motion to renew the Landscape Maintenance contract with GulfScapes, for an additional two years in the annual amount of \$193,287.

**On MOTION by Mr. Asfour and seconded by Mr. Stark, with all in favor, renewing the GulfScapes Landscape Maintenance contract through September 2027, in the annual amount of \$193,287, was approved.**

**▪ Superior Waterways Service Agreement Fountain Repair Proposal**

**This item was an addition to the agenda.**

Mr. Nott presented the Superior Waterways Service Agreement Fountain Repair Proposal in the amount of \$3,429.26 and explained the scope of work.

Mr. Asfour asked about insurance coverage. Mrs. Adams stated Staff will photograph the fountain and submit a claim and report their findings at the next meeting.

**On MOTION by Mr. Block and seconded by Mr. Asfour, with all in favor, the Superior Waterways Service Agreement Fountain Repair Proposal for the west fountain, in the amount of \$3,429.26, was approved.**

- **Discussion on Continuing Hog Removal Services**

Mr. Willis stated, although additional hogs were recently removed, several residents are complaining that their properties are still being damaged and the hogs are not being removed quickly enough. One resident threatened to sue the CDD and contact a local news outlet.

Discussion ensued regarding whether to discontinue the hog service contract with the HOA, whether the CDD could actually be held liable for hog damage on private property, circulating hog damage reports to homeowners, fencing the perimeter and issuing a one-time \$308 assessment to each homeowner. It was decided by consensus that the hog removal program will continue.

**TWELFTH ORDER OF BUSINESS**

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

No members of the public spoke.

**THIRTEENTH ORDER OF BUSINESS**

**Supervisors' Comments/Requests**

Mr. Mitchell asked if agenda books can be sent one to two days prior to meetings. Mr. Adams replied affirmatively.

Mr. Mitchell reported that neighborhood teens have been trespassing and riding scooters on the golf course and cows are accessing the property. He suggested sending a letter to the owner of the cows.

Discussion ensued regarding cows gaining access to the property, alerting the HOA about the cows since the HOA oversees security and installing a perimeter fence to deter trespassers.

**FOURTEENTH ORDER OF BUSINESS****Adjournment**

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

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

A handwritten signature in blue ink, appearing to read "Paul D. Argo", written over a horizontal line.

Secretary/Assistant Secretary

A handwritten signature in blue ink, appearing to read "Linda D. Miller", written over a horizontal line.

Chair/Vice Chair