

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

The Board of Supervisors of the River Hall Community Development District held a Public Hearing and Regular Meeting on July 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 (via telephone)	Assistant Secretary
Paul D. Asfour	Assistant Secretary
Bob Cunningham	Assistant Secretary

Also present:

Chuck Adams	District Manager
Cleo Adams	District Manager
Shane Willis	Operations Manager
Greg Urbancic (via telephone)	District Counsel
Charlie Krebs	District Engineer
Andy Nott	Superior Waterways Services, Inc.
James Russell	Resident
Oleg Krasilnikov	Resident

DUE TO TECHNICAL DIFFICULTIES, AUDIO WAS NOT AVAILABLE

THE MINUTES WERE TRANSCRIBED FROM THE MEETING NOTES

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 3:31 p.m. Supervisors Asfour, Stark, Mitchell and Cunningham were present. Supervisor Block attended via telephone.

SECOND ORDER OF BUSINESS

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

Resident Oleg Krasilnikov asked who is responsible for the asphalt apron skirt at the corner of River Hall Parkway and Palm Beach Boulevard that is not yet completed. Per Mr. Krebs, the State owns that and is responsible for it and will be replacing it in the future. Mr. Krebs will obtain a schedule and email it.

THIRD ORDER OF BUSINESS**Update: Superior Waterway Services, Inc.
Treatment Report – Andy Nott**

Mr. Nott presented the Monthly Report and noted the following:

- Excessive growth was noted and an additional crew was added to bring everything back into compliance.
- Littorals should be on Lakes 2-8F and 2-8E.

Discussion ensued regarding newly dug stormwater lakes and if they were properly turned over to the District.

Mr. Krebs will research and report his findings to the Board to include any needed littoral plantings. A Change Order is needed from Mr. Nott to add to the Contract.

FOURTH ORDER OF BUSINESS**Public Hearing to Hear Public Comments
and Objections to the Adoption of the
Rules Relating to Designation of a School
Zone on a Portion of River Hall Parkway,
Pursuant to Sections 120.54 and 190.035,
Florida Statutes****A. Affidavits of Publication****B. Consideration of Resolution 2025-08, Adopting Rules Relating to Designation of a
School Zone on a Portion of River Hall Parkway; Providing for Severability, Conflicts
and an Effective Date**

The Public Hearing was opened.

No affected property owners or members of the public spoke.

Mr. Krebs discussed the school zone.

A resident asked about road markings and was informed that they are included in the project.

Discussion ensued about the Lykins-SignTek sign proposal wherein the original amount was incorrect as it included only two signs.

On MOTION by Mr. Stark and seconded by Mr. Cunningham, with all in favor, increasing the Lykins-SignTek not-to-exceed amount for signs to \$53,000, was approved.

The Public Hearing was closed.

On MOTION by Mr. Asfour and seconded by Mr. Cunningham, with all in favor, Resolution 2025-08, Adopting Rules Relating to Designation of a School Zone on a Portion of River Hall Parkway; Providing for Severability, Conflicts and an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Update: West Fountain Repair: Insurance Claim

Mrs. Adams informed the Board that the information about the lightning strike was collected and forwarded to the District's insurance carrier.

On MOTION by Mr. Stark and seconded by Mr. Block, with all in favor, repairs in the amount of \$4,296 for the West Fountain repairs, was approved.

SIXTH ORDER OF BUSINESS

Ongoing Discussion: Perimeter Fencing of the Property

- **Update: Cows Obtaining Access to the Community**

Mr. Willis presented updated proposals for AV Tech & Carter Fence that totaled just under \$1 million.

Discussion ensued regarding what the District would gain by investing in this project.

Mr. Stark expressed concern about the total cost and asked if it would stop the hog problem. Mrs. Adams stated that it would not and noted that Staff experienced this problem in other Districts.

Mr. Mitchell, with the Board's consensus, instructed Staff to table this item and remove from future agendas.

This item will be removed from upcoming agendas.

SEVENTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of May 31, 2025**

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

On MOTION by Mr. Cunningham and seconded by Mr. Stark, with all in favor, the Unaudited Financial Statements as of May 31, 2025, were accepted.

EIGHTH ORDER OF BUSINESS**Approval of June 5, 2025 Regular Meeting Minutes**

On MOTION by Mr. Asfour and seconded by Mr. Stark, with all in favor, the June 5, 2025 Regular Meeting Minutes, as presented, were approved.

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

- **Update: Signage Cloud Costs**

A signage update occurred during the Fourth Order of Business.

B. District Counsel: Coleman, Yovanovich & Koester

There was no report.

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

- **3,093 registered Voters in District as of April 15, 2025**
- **UPCOMING MEETINGS**
 - **August 7, 2025 at 3:30 PM [Adoption of FY2026 Budget]**
 - **September 4, 2025 at 3:30 PM**
 - **QUORUM CHECK**

Supervisors Asfour, Stark and Block confirmed their in-person attendance at the August 7, 2025 meeting. Supervisors Cunningham and Mitchell will attend via telephone.

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

Mrs. Adams presented the July Field Operations Status Report.

TENTH ORDER OF BUSINESS

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

No members of the public spoke.

ELEVENTH ORDER OF BUSINESS

Supervisors' Comments/Requests

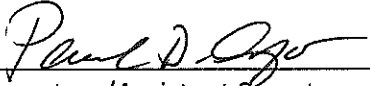
Supervisor Asfour asked Staff to review the Windsor Way fence line for maintenance. Mrs. Adams informed him that she already had that discussion with GulfScapes.


TWELFTH ORDER OF BUSINESS

Adjournment

<p>On MOTION by Mr. Stark and seconded by Mr. Asfour, with all in favor, the meeting adjourned at 4:25 p.m.</p>
--

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair