

**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 August 7, 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 (via telephone)	Chair
Robert Stark	Vice Chair
Daniel J. Block	Assistant Secretary
Paul D. Asfour	Assistant Secretary
Bob Cunningham (via telephone)	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.
Patrick Infante	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 and Block were present. Supervisors Mitchell and Cunningham attended via telephone.

SECOND ORDER OF BUSINESS

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

Resident Patrick Infante will speak during the Fourth and Fifth Orders of Business.

THIRD ORDER OF BUSINESS

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

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

- Minor issues include Torpedograss, which is common when water levels rise.
- One of the main herbicides was discontinued. Staff is seeing results with a new herbicide and is testing to determine the best application levels. Follow-up treatments will be applied, as necessary.
- Algae was treated in a few lakes. Lakes will be monitored and retreated as needed.
- Water lilies in Lakes 2A and 2F were treated by boat with good result. Water lilies in Lake 24D were treated with Sonar® herbicide.

Discussion ensued regarding a lake behind the green on Hole #14.

Mr. Nott stated that is Lake 24B. It was treated for algae and will be monitored and retreated if necessary.

FOURTH ORDER OF BUSINESS

Consideration of Superior Waterway Services, Inc., Aquatic Management Agreement [Lakes 2-8E and 2-8F]

Mrs. Adams presented the Superior Waterway Services, Inc., (Superior) Aquatic Management Agreement to add Lakes 2-8E and 2-8F, which Mr. Nott has been treating at no charge since they were turned over by the Developer.

On MOTION by Mr. Asfour and seconded by Mr. Block, with all in favor, the Superior Waterway Services, Inc., Aquatic Management Agreement to add monthly maintenance of Lakes 2-8E and 2-8F, in the amount of \$448 per month, increasing the overall contract total to \$164,865.40, was approved.

FIFTH ORDER OF BUSINESS

Discussion: Littorals Lakes 2-8E and 2-8F

Mrs. Adams and Mr. Krebs stated, since the Lakes 2-8E and 2-8F were turned over to the CDD, it was noted that the littorals need to be replanted. Mr. Krebs stated littorals were present when the lakes were inspected and certified by the County but, since then, the littorals died. Littorals must be replanted to bring the lake back into code. It was noted that the County

is meticulous about certifying littorals, even counting the number of plants and holding off on permits until the proper quantities of plants are documented.

Discussion ensued regarding the dry conditions and likelihood that the littorals were planted during the drought and not maintained. It was noted that GreenPointe was responsible for maintaining the lakes until they were turned over to the CDD but, before turnover to the CDD, the lakes were not maintained as they needed to be following planting and inspection.

Pursuing GreenPointe for reimbursement of the expense was discussed.

Mrs. Adams stated the littorals need to be planted during rainy season. The total cost of the Superior proposal is \$7,302.50.

Mr. Infante presented photographs of holes in the lake bank that he believes have been present since at least January 2024 and asked if that is how it should look.

Mr. Adams identified the high-water mark and stated the water level still needs to rise. The CDD does not typically address aesthetics below the grass line and the water level will rise during the rainy season.

Discussion ensued regarding lake bank weed treatment, how to ensure that the littorals are properly established to survive through the rainy season, etc.

Mr. Stark stated the HOA documents indicate that irrigation installed by the builder is intended to spray 10' into the lake, but he does not believe that has been done. He asked if that was a temporary feature during construction. Mr. Adams stated, in most cases, what is installed to maintain and irrigate the adjacent lot can reach into littoral shelves if adjusted properly.

The Board and Staff discussed how to approach the HOA regarding adjusting the nozzles. Mr. Stark will forward the documentation to Mr. Adams.

On MOTION by Mr. Asfour and seconded by Mr. Block, with all in favor, the Superior Waterway Services, Inc., proposal for planting Littorals in Lakes 2-8E and 2-8F, in the amount of \$7,302.50, was approved.

SIXTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2025/2026 Budget

A. Affidavit of Publication

The affidavit of publication was included for informational purposes.

B. Consideration of Resolution 2025-09, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date

Mr. Adams presented Resolution 2025-09. 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. It is generally unchanged since it was last presented, except for some minor adjustments to expenditures and fund balance; however, assessments are not projected to increase year-over-year.

The Public Hearing was opened.

No affected property owners or members of the public spoke.

The Public Hearing was closed.

On MOTION by Mr. Asfour and seconded by Mr. Block, with all in favor, Resolution 2025-09, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-10, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

Mr. Adams presented Resolution 2025-10, which enables the CDD to utilize the services of the Property Appraiser and Tax Collector.

On MOTION by Mr. Asfour and seconded by Mr. Block, with all in favor, Resolution 2025-10, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS**Discussion/Consideration: Collier Paving & Concrete Proposal [Asphalt Patching]**

Mr. Krebs recalled that, at the last meeting, there was an email regarding a pothole at the front entrance. Upon inspection of the Parkway, Staff discovered two additional potholes that need to be repaired.

Asked if the base foundation of the Parkway is holding up given the heavy construction traffic, Mr. Krebs stated he has not observed anything to indicate that the lime rock, which is the main structural part of the roadway, is cracking. He saw cracking, which allows water to get inside and expedites removal of aggregate. Pothole repair typically involves patching the weak points; this process will continue until sufficient funds are available to resurface everything. At that time, the Parkway will be milled down to the lime rock and the Parkway will be resurfaced.

Mr. Adams anticipates the ideal time to consider redoing the Parkway is in 2030, when he expects most of the construction work will be completed. He recalled that the Parkway was last redone in 2014, so it would be time to redo it again when it is 16 years old.

On MOTION by Mr. Block and seconded by Mr. Asfour, with all in favor, the Collier Paving & Concrete Proposal for Asphalt Patching, in the amount of \$5,487.50, was approved.

NINTH ORDER OF BUSINESS**Consideration of Gulfscapes Landscape Management Services Proposal # 5000 [Bougainvillea Install]**

Mr. Willis stated that this proposal is for the area by the Portico fence. He noted that all “No Trespassing” signs were installed.

Mr. Willis presented GulfScapes Landscape Management Services Proposal #5000 for Bougainvillea Install, which was previously approved in the amount of \$4,000. The total proposal is \$9,125 for the installation of 250 3 gallon Bougainvillea to fill gaps along fence line at \$5,875, plus an additional \$300 to fertilize and an additional \$2,950 for installation of pine straw, which was recommended due to the lack of irrigation in the area.

Mr. Asfour expressed concern because the plants will not be under warranty.

Discussion ensued regarding the scope of work, issues with previous installations, protective measures and advising the HOAs of their clear responsibility for maintaining landscaping inside their communities.

Mr. Adams was asked to re-send the form letter to both HOAs now so that it is received in advance of the new Board Member appointments.

<p>On MOTION by Mr. Block and seconded by Mr. Asfour, with all in favor, GulfScapes Landscape Management Services Proposal #5000 for only the Bougainvillea Install, as discussed, was approved.</p>

TENTH ORDER OF BUSINESS

Update: School Zone Signage

Mr. Krebs stated that he met with Lykins-SignTek (Lykins) earlier this week while markings were being made in the grass where signs would be installed. Lykins was going to call regarding a fiber line that runs between the sidewalk and the edge of the pavement; they must have gotten a good response because today one of the signs on the exit side of the road was being installed. They hope to have some of the signs installed by Friday; next week, they will install the temporary sign. He thinks the parts for the flashing sign have not been received. The “School Zone” time will be posted on a regular signpost before school begins, minus the flashing; as soon as the parts are received, the installation will be completed.

It was noted that the Gate 11 deadline was not met. The pavement markings are done and the signs are being installed now. The flashing lights will be the only incomplete item when school starts; that is out of their hands, as the part must be ordered.

Mr. Krebs believes that the temporary school zone signs are enforceable by the Lee County Sheriff's Office. The only missing element will be the flashing lights.

It was noted that the objectives of securing police enforcement and reducing the speed limit before school begins were achieved.

ELEVENTH ORDER OF BUSINESS**Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]**

- **Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting**

Mr. Adams presented the Goals and Objectives Reporting and Performance Measures and Standards Reporting for Fiscal Year 2026. He noted that the Chair needs to be authorized to approve the Fiscal Year 2025 Goals and Objectives Report.

On MOTION by Mr. Asfour and seconded by Mr. Block, with all in favor, the Goals and Objectives Reporting and Performance Measures and Standards Reporting for Fiscal Year 2026 and authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Reporting, were approved.

TWELFTH ORDER OF BUSINESS**Acceptance of Unaudited Financial Statements as of June 30, 2025**

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

The financials were accepted.

THIRTEENTH ORDER OF BUSINESS**Approval of July 3, 2025 Public Hearing and Regular Meeting Minutes**

The following changes were made:

Line 15: Add "Assistant Secretary"

On MOTION by Mr. Asfour and seconded by Mr. Block, with all in favor, the July 3, 2025 Public Hearing and Regular Meeting Minutes, as amended, were approved.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

A. District Engineer: Hole Montes

Mr. Krebs stated that Mr. Urbancic will prepare a Resolution to be presented at the next meeting regarding a Plat the Developer needs recorded.

B. District Counsel: Coleman, Yovanovich & Koester

Mr. Urbancic stated that GreenPointe asked for a re-platting of Tract L because they need two slivers of property from Tract B16 of the River Hall Country Club Phase 2 Plat, totaling 235 square feet and 166 square feet, that was originally conveyed to the CDD with different properties in 2011. These two properties would be conveyed back to GreenPointe via a Quit Claim Deed, if authorized by the Board.

On MOTION by Mr. Asfour and seconded by Mr. Block, with Mr. Stark, Mr. Asfour, Mr. Cunningham and Mr. Block in favor and Mr. Mitchell dissenting, the replat with the sketch and legal description of Parcel L, and authorizing Staff to draft Resolution 2025-11, was approved. [Motion passed 4-1]

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

- **NEXT MEETING DATE**
 - **September 4, 2025 at 3:30 PM**
 - **QUORUM CHECK**

All Supervisors confirmed their in-person attendance at the September 4, 2025 meeting.

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

Mr. Willis presented the July Field Operations Status Report.

Mrs. Adams noted that, after the \$2,500 deductible is met, Egis Insurance will reimburse \$1,796.50 for the repairs to the west side fountain repairs after the lightning strike.

Mr. Willis stated the cost for Swine Solutions to provide additional traps would be \$500 per additional trap, including the same remote operation via GPS. He has not received any additional calls since the last five juvenile hogs were trapped. The consensus was to take no additional action. He advised the contractor that would likely be the decision; the contractor indicated that the proposal will remain effective should his services be needed again.

FIFTEENTH ORDER OF BUSINESS**Public Comments: Non-Agenda Items (3 minutes per speaker)**

No members of the public spoke.

SIXTEENTH ORDER OF BUSINESS**Supervisors' Comments/Requests**

Mr. Stark noted that the Board of County Commissioners approved the development of the EMS and asked Mr. Krebs to monitor the progress. He expressed concern about a conflict with off-site improvements with EMS on one side of the street and the Fire Department on the other side.

Mrs. Adams stated she received a proposal for the R&R annual landscape project on the Parkway. She is still negotiating with GulfScapes, who proposed installing certain landscape material but, after inspection and considering line-of-sight issues, she decided to have sod installed on the end. When the revised quote is received, the project will proceed.

The Board agreed with Mrs. Adams' decision.

SEVENTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Asfour and seconded by Mr. Block, with all in favor, the meeting adjourned at 4:30 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair