

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

The Board of Supervisors of the River Hall Community Development District held a Regular Meeting on September 4, 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:**

Chuck Adams	District Manager
Cleo Adams	District Manager
Shane Willis	Operations Manager
Greg Urbancic (via telephone)	District Counsel
Charlie Krebs	District Engineer
Maritza Stonebreaker	Auditor

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 3:30 p.m. All Supervisors were present.

**SECOND ORDER OF BUSINESS**

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

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Presentation of Draft Audited Annual Financial Report for Fiscal Year Ended September 30, 2024, Prepared by Berger, Toombs, Elam, Gaines & Frank**

Ms. Stonebreaker presented the Audited Financial Report for the Fiscal Year Ended September 30, 2024 and noted the pertinent information. There were no findings, recommendations, deficiencies on internal control or instances of non-compliance; it was a clean audit.

In response to Mr. Asfour's question regarding Note F, on Page 30, Ms. Stonebreaker stated it typically means the Developer/Landowner is still involved to provide assessment funding or capital contributions toward the current projects in excess of what the bond covers.

**A. Consideration of Resolution 2025-12, Hereby Accepting the Annual Financial Report for the Fiscal Year Ended September 30, 2024**

**On MOTION by Mr. Stark and seconded by Mr. Asfour, with all in favor, Resolution 2025-12, Hereby Accepting the Annual Financial Report for the Fiscal Year Ended September 30, 2024, was adopted.**

**FOURTH ORDER OF BUSINESS**

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

Mrs. Adams stated Mr. Nott is not present but Staff will relay any questions.

Construction trash in Lake 4-2B, at the corner of River Golf Circle and Walnut Run, was noted. Mrs. Adams will ask the vendor to remove the debris from the lake.

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2025-13,  
Relating to the Acceptance of  
Responsibility for Ownership, Operation  
and Maintenance of District Infrastructure  
Within the Boundaries of the Plat of River  
Hall Townhomes; Providing an Effective  
Date**

Mr. Mitchell presented Resolution 2025-13 and read the title. Mr. Asfour asked if the CDD is assuming maintenance of the tract in the resolution. Mr. Adams stated the CDD is accepting the storm water tracts, which do not need to be maintained until certified complete.

**On MOTION by Mr. Asfour and seconded by Mr. Stark, with all in favor, Resolution 2025-13, Relating to the Acceptance of Responsibility for Ownership, Operation and Maintenance of District Infrastructure Within the Boundaries of the Plat of River Hall Townhomes; Providing an Effective Date, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Discussion: River Hall Elementary New  
Traffic Pattern**

Mr. Mitchell stated he conferred with the River Hall Elementary Principal and Mr. Adams. The Principal wants to meet with the Board tomorrow and, according to Management,

this request is feasible. Mr. Adams stated that today's meeting can be continued to tomorrow, wherein the Board could meet with the Principal as a group.

Mr. Mitchell stated the Principal is Scott Cook. He had several conversations with Mr. Cook regarding traffic issues and he is willing to work with the Board to resolve those issues.

Discussion ensued regarding Mr. Cook's willingness to meet with the Board, current traffic pattern, history of the school, drop-off lanes being changed from three lanes to one lane, ways to eliminate the congestion backing up to the Parkway, lack of local law enforcement presence, meeting room availability and a quorum for tomorrow's continued meeting.

Mrs. Adams will conduct the continued meeting. Mr. Urbancic will attend via telephone.

**SEVENTH ORDER OF BUSINESS****Update: School Zone Signage**

Mr. Krebs stated he received confirmation from Jabbari and Lykins-SignTek (Lykins) that the flashing portion and mizzola portion are supposed to arrive next Wednesday. The vendors anticipate installing the flashing equipment by the end of next week. The school zone speed limit will be 20 miles per hour.

Discussion ensued regarding signage on the Parkway, removal and replacement of signs, lack of law enforcement, status of the litigation and lack of school signage in the Cascades.

**EIGHTH ORDER OF BUSINESS****Ratification of Resolution 2025-11, Relating to the Acceptance of Responsibility for Ownership, Operation, and Maintenance of District Infrastructure Within the Boundaries of the Plat of River Hall Country Club, Parcel L; Providing an Effective Date**

Mr. Adams stated Resolution 2025-11 was previously approved and the Board authorized District Counsel to finalize a resolution for execution, which was done.

**On MOTION by Mr. Stark and seconded by Mr. Asfour, with all in favor, Resolution 2025-11, Relating to the Acceptance of Responsibility for Ownership, Operation, and Maintenance of District Infrastructure Within the Boundaries of the Plat of River Hall Country Club, Parcel L; Providing an Effective Date, was ratified.**

**Continued Discussion/Consideration: Cost  
Obtained to Water Bougainvillea Utilizing  
Lake Water**

- **Draft Letter to HOA Regarding Maintenance Responsibilities**

Mr. Willis stated he emailed the draft to the Board Members yesterday. Staff will revise the draft to add modified irrigation language stating irrigation responsibility lies with the homeowners and send the final version to the HOA for dissemination to residents and Board. This is an introductory letter. An educational brochure is available from the SFWMD.

**TENTH ORDER OF BUSINESS**

**Consideration of Request for Transfer of  
Environmental Resource Permit to the  
Perpetual Operation and Maintenance  
Entity**

**A. SFWMD Construction Completion Certification (CCC) Acceptance with Conditions**

Mr. Adams distributed a map for the Hampton Lakes south section. Part of the construction completion certification requires the Board's acceptance of the transfer from construction to operational phase and citing that it is certified and complete within the zone.

**On MOTION by Mr. Stark and seconded by Mr. Block, with all in favor, the Request for Transfer and the SFWMD Construction Completion Certification (CCC) Acceptance with Conditions, was approved.**

**ELEVENTH ORDER OF BUSINESS**

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

Mr. Adams responded to questions regarding if excess bond funds can be returned to homeowners or be transferred to operations and the "Fund balances – ending" line item.

The financials were accepted.

**TWELFTH ORDER OF BUSINESS**

**Approval of August 7, 2025 Public Hearing  
and Regular Meeting Minutes**

The following changes were made:

Lines 89 and 94: Change "Mr. Asfour" to "Mr. Stark"

**On MOTION by Mr. Block and seconded by Mr. Cunningham, with all in favor, the August 7, 2025 Public Hearing and Regular Meeting Minutes, as amended, were approved.**

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

Mr. Krebs stated Staff recently performed an inspection of the lakes and shoreline, as required by the State, and identified a few areas that need to be addressed. A report of the findings is being finalized and included in the next agenda.

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

There was no report.

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

- **NEXT MEETING DATE: October 2, 2025 at 3:30 PM**
  - **QUORUM CHECK**

Mrs. Adams stated today's meeting will be continued to September 5, 2025 at 2:00 p.m. All Supervisors confirmed their in-person attendance at the October 2, 2025 meeting.

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

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

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

No members of the public spoke.

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


Mr. Asfour questioned why the River Hall Elementary School Principal does not reverse his previous decision to change the drop-off from two lanes to one lane. He thinks, if the Principal obtained direction from the County, he cannot change it back without permission.

Discussion ensued regarding a re-filing in the County website, ongoing litigation regarding an accident, the CDD's insurance carrier and removal of one-way signage.

**SIXTEENTH ORDER OF BUSINESS****Adjournment**

**On MOTION by Mr. Asfour and seconded by Mr. Stark, with all in favor, the meeting recessed and was continued to September 5, 2025 at 2:00 p.m., at the River Hall Town Hall Center, at 3089 River Hall Parkway, Alva, Florida 33920.**

  
Secretary/Assistant Secretary

  
Chair/Vice Chair