

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

The Board of Supervisors of the River Hall Community Development District held a Regular Meeting on October 2, 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
Karen Lacy	Resident
Oleg Krasilnikov	Resident
Patrick Infante	Resident
Michelle Monahan	

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)

Two members of the public wishing to discuss school zone signage reserved their comments until the Fourth Order of Business.

THIRD ORDER OF BUSINESS

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

Mr. Willis stated Mr. Nott is not present. Staff will relay any questions.

Mrs. Adams stated that a complaint was received regarding trash in a pond.

Mr. Willis stated that a complaint about potential erosion was investigated and no erosion was found.

FOURTH ORDER OF BUSINESS

Update: School Zone Signage

Mr. Krebs stated the signs were installed last week. He was informed about an issue with the flashing signs. A firmware update was performed but the issue was not resolved. Lykins-SignTek (Lykins) will continue working with the manufacturer to address the issues.

Resident Patrick Infante complained that traffic turning left, exiting Cascades, is unaware of the lowered speed limit due to the lack of school zone signage.

Mr. Krebs stated that, for unknown reasons, Federal and State regulations do not require the school zones to have such signage. The matter was reviewed with the County and the School Board and, at no time did either ask for a sign to be installed on side streets. The State and the CDD follow the Manual on Uniform Traffic Control Devices (MUTCD) guidelines.

Discussion ensued regarding potential ticketing, lack of signage in other school zones, responsibility of drivers to know about school zones and speed limits.

Mr. Krebs stated Lee County advised that the permit could be amended; the question is who would be responsible to do so.

Mr. Adams stated that deviating from the established guidelines could result in the CDD taking on unnecessary liability. That being said, he does not believe anything precludes The Cascades from installing its own sign in the median as traffic exits, near the only lane exiting to the left.

Discussion ensued regarding sign options, including utilizing the flashing sign and following the schedule, adding a "SCHOOL ZONE" sign with the times to the stop sign in the median and the benefits of the flashing sign.

Mr. Adams noted that The Cascades could install a sign that can utilize the CDD’s scheduling. He does not recommend the CDD install signs that would exceed the approved UTC design.

Resident Michelle Monahan discussed traffic safety issues she observed and expressed support for signage to raise awareness about the school zone.

Mr. Stark stated the CDD did not qualify to install school zone signs at all because the only crosswalk across River Hall Parkway is so far away at the entrance to Hampton Lakes.

Mr. Krebs stated the signs meet requirements; another sign could be applied for but there is no guarantee it would be approved. Other similar locations do not have extra signage.

Resident Karen Lacy distributed and discussed a handout. She stated the HOA owns the road where vehicles turn off River Hall Parkway. She offered to help with forms if the HOA would like to install a sign and voiced her opinion that it is not the CDD’s responsibility. She expressed concern about foliage around existing signs and asked about the parameters to be set for the flashing signs described in the email.

Mr. Krebs stated the hours to be programmed were recommended due to the changes to the school day; the flashing signs will correspond with school schedules. He reiterated that Staff is working with the manufacturer to address technical issues.

Resident Oleg Krasilnikov stated that his questions were addressed.

Mr. Krebs will send a letter to The Cascades regarding installing a school zone sign at its exit.

Mr. Willis will ask GulfScapes to address the foliage around the existing signs. He stated Colleen indicated that the HOA will install a sign if provided with the specifications.

FIFTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of August 31, 2025

Mr. Adams responded to questions regarding the check register.

Mr. Willis stated that no reports of hog activity were received recently.

The financials were accepted.

SIXTH ORDER OF BUSINESS

Approval of Minutes

A. September 4, 2025 Regular Meeting

On MOTION by Mr. Cunningham and seconded by Mr. Block, with all in favor, the September 4, 2025 Regular Meeting Minutes, as presented, were approved.

B. September 5, 2025 Continued Regular Meeting

The following change was made:

Lines 68: Insert “as an example,” after “Del Prado”

On MOTION by Mr. Cunningham and seconded by Mr. Stark, with all in favor, the September 5, 2025 Continued Regular Meeting Minutes, as amended, were approved.

Discussion ensued regarding congestion on River Hall Parkway during school hours.

Mr. Willis believes that approximately 15 tickets were issued and stated that a resident who called about confrontations with golf carts was referred to the Sheriff.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. District Engineer: Hole Montes

Mr. Krebs presented a Lykins proposal for removal of nine signs and relocation of two signs, at a cost of \$2,222.00. A 50% deposit is requested.

Mr. Stark recommended Mrs. Adams execute the contract, which is below Management’s approval threshold amount.

Mr. Krebs distributed the River Hall Lake Investigation Report and responded to questions. The Report will be emailed to Mrs. Adams for consideration at the next meeting.

Mr. Mitchell asked for a residence to be inspected at which pipes and equipment have come unanchored. He would like the issues to be addressed.

B. District Counsel: Coleman, Yovanovich & Koester

There was no report.

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

Mrs. Adams stated that she followed up with Grady Miars and Carl Barraco but has not heard back regarding whether they will reimburse for the littorals that were planted but not watered at lakes being maintained by the Developer that were not turned over to the CDD.

- **NEXT MEETING DATE: November 6, 2025 at 3:30 PM**

○ **QUORUM CHECK**

The next meeting will be held on November 6, 2025, in a meeting room to be determined.

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

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

Discussion ensued regarding Mr. Willis’ letter sent to the HOA.

EIGHTH ORDER OF BUSINESS

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

Resident George Ware asked about vines on the CDD’s fence on Windsor Way between the Florida Power & Light (FPL) easement and the country club property.

Mrs. Adams stated that Blake, from GulfScapes, advised that the vines will be addressed today.

It was noted that a different meeting location will be provided for the November 6, 2025 meeting; possibly the back room. The Chair will be notified.

NINTH ORDER OF BUSINESS

Supervisors’ Comments/Requests

Mr. Asfour stated the CDD was not required to install signs but signs were installed for the sake of safety. It was noted that homeowners are paying for everything. Patience was requested while Staff works to address the issues.

It was noted that the Sheriff was advised to be aggressive to ensure that the law is followed. Mr. Willis stated that the report provided by the Sheriff’s Office is a public record.

Discussion ensued regarding a speeding ticket issued for 30 miles per hour (MPH) over the speed limit on River Hall Parkway.


TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Asfour and seconded by Mr. Stark, with all in favor, the meeting adjourned at 4:10 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


Secretary/Assistant Secretary


Chair/Vice Chair