

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

The Board of Supervisors of the River Hall Community Development District held a Regular Meeting on November 6, 2025 at 3:30 p.m., at the River Hall Town Hall Center, Kids Room, located at 3089 River Hall Parkway, Alva, Florida 33920.

**Present:**

Ken Mitchell  
Robert Stark  
Daniel J. Block  
Paul D. Asfour  
Bob Cunningham

Chair  
Vice Chair  
Assistant Secretary  
Assistant Secretary  
Assistant Secretary

**Also present:**

Chuck Adams  
Cleo Adams  
Shane Willis  
Greg Urbancic (via telephone)  
Andy Nott  
Charlie Krebs  
Chief Robert Rewis  
Keith Sexton  
Colleen Lacy  
Michael Hawes

District Manager  
District Manager  
Operations Manager  
District Counsel  
Superior Waterways  
District Engineer  
Alva Fire Department  
Resident  
Resident  
Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Mitchell 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)**

Resident Keith Sexton asked about the feasibility of installing a fountain in the middle of a pond in The Cascades. A Board Member asked if the inquiry is regarding aerators. Mr. Sexton

stated yes and voiced his assumption that a fountain is the same as an aerator. Mrs. Adams explained that a fountain is a decorative water feature that has nothing to do with aeration. Asked if any of the ponds are aerated, Mrs. Adams stated none of the ponds require aeration.

Resident Colleen Lacy asked for the procedure to have a water feature installed.

Mr. Adams stated, if the Board is amenable to having a fountain installed as an Association or as an individual at the permission of the HOA, the first thing would be to have this Board approve it in concept and then enter into a "Consent to Use Agreement" with the entity or individual. The Agreement would outline certain maintenance provisions with installing a fountain. Mr. Mitchell asked if anyone in The Cascades has a fountain or water feature in their pond. Mr. Adams replied that nobody has one.

Mr. Adams stated multiple steps must be taken by an individual or group before the Consent to Use Agreement is entered into because the request would impact other people. He noted that the Board could approve installation of a fountain/water feature, conceptually, subject to the residents obtaining the necessary approvals, and etc., related to the project.

The Board consensus was to approve the request conceptually.

**On MOTION by Mr. Asfour and seconded by Mr. Stark, with all in favor, conceptual approvement of installation of a fountain/water feature by the residents of The Cascades, subject to them taking the necessary steps and obtaining all necessary approvals, etc., prior to the CDD entering into a Consent to Use Agreement, was approved.**

Resident Michael Hawes stated there is standing water between a few homes and asked if the CDD can provide drainage to the pond between houses.

Mr. Adams stated Mr. Willis can assist. Mr. Willis will provide the drainage drawings and then the residents can obtain a proposal from a landscape contractor to perform the work.

### THIRD ORDER OF BUSINESS

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

Mr. Nott presented the Monthly Report and stated all lakes have been treated and no major issues were noted except for an increase in shoreline algae, which is being actively treated.

The water lilies are starting to return in Lakes 4-1A and 1-1A and Flowways 2, 2-2L and 2-2K; Mr. Nott will follow up to ensure that those lakes receive a second treatment.

Mr. Mitchell asked for an update on Lake 3-5B. Mr. Adams stated that lake will be addressed during the Fifth Order of Business.

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

Mr. Willis provided the following update:

- Service for the school zone signage has been spotty over the last few weeks. He and Mr. Krebs are coordinating regularly with Lykins to make the repairs. Staff has full control over the signs themselves from the online service. The issue is the cell phone service.
- Staff is trying to obtain clarification because the understanding was that the signs would be battery-powered, so they would not need cell phone service unless they were updating software or updating schedules.

Mr. Mitchell expressed disappointment that the Lykins invoice was paid and stated that he receives numerous complaints about the signs not working consistently, and the Sheriff was upset because, when speeders are pulled over, they claim they did not know that it is an active school zone because the lights are not working.

Discussion ensued regarding if the vendor is aware of how upset the Board is about this, if the vendor is doing everything it can to rectify the matter, the Board's legal recourse if Lykins does not resolve this issue, cell phone issues, the warranty coverage, if the original contract specified that the signs were supposed to be battery powered and next steps to resolve this matter.

**FIFTH ORDER OF BUSINESS****Discussion: Bowman Consulting Group LTD  
River Hall Lake Investigation Memo**

Mr. Mitchell presented the Bowman Consulting Group LTD River Hall Lake Investigation Memo dated August 21, 2025 and asked for any questions regarding the inspection.

Mrs. Adams asked why Lake 2-2A is a priority. Mr. Krebs will reexamine the lakes in question.

Discussion ensued regarding the number of lakes in the CDD, Lakes 2-5 and Lake 4-1A appearing in two different locations, the locations of the Category 3 lakes that need immediate remediation, lakes that are in compliance, irrigation lines, localized washouts, homeowners from adjacent homes being responsible for erosion repairs, South Florida Water Management District (SFWMD) rules, the builder and Lakes 2-8B, 2-8E and 2-8F.

Mr. Mitchell voiced his opinion that the CDD accepted lakes from GreenePointe that were not properly sloped and asked if the CDD has any legal recourse. Mr. Krebs stated, the lakes were inspected by the SFWMD and Lee County. He recently emailed Mr. Miars and they need to inform Staff about when the work was certified.

Discussion ensued regarding certifications, fee requests on requisitions, final bills of sale, plat transfers, the property appraiser's website, water levels, how best to address the issues with the lakes that were already turned over, dry retention areas, ongoing lake construction in Hampton Lakes East and the construction disturbing the south bank of Lake 4-2B.

Mr. Krebs will walk the shoreline with the Developer and Mr. Barraco while the lakes are under construction and point out deficiencies, and provide an update at the next meeting.

This item will be carried over to the next agenda.

#### **SIXTH ORDER OF BUSINESS**

#### **Consideration of The Lee County Sheriff's Office Detail Request Form**

Mr. Willis presented the Lee County Sheriff's Office Detail Request Form, which is renewed every January 1<sup>st</sup>. He asked the Board for approval to renew. Asked if there will be an increase in the rate, Mr. Willis stated no, the rates will remain the same.

<p><b>On MOTION by Mr. Cunningham and seconded by Mr. Stark, with all in favor, the Lee County Sheriff's Office Detail Request Form, with the same rates, was approved.</b></p>
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#### **SEVENTH ORDER OF BUSINESS**

#### **Consideration of Resolution 2026-01, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; and Providing for an Effective Date**

Mr. Adams presented Resolution 2026-01. This is necessary to help avoid a finding in the annual audit.

**On MOTION by Mr. Stark and seconded by Mr. Cunningham, with all in favor, Resolution 2026-01, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; and Providing for an Effective Date, was adopted.**

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

#### **Acceptance of Unaudited Financial Statements as of September 30, 2025**

Mr. Mitchell questioned the Engineering fee and asked how much time and effort was spent on school signs. Mr. Asfour voiced his opinion that the CDD should have recourse against the vendor.

Mr. Krebs will check his files and provide additional details regarding work schedules, permitting and time spent coordinating with Lykins representatives.

Mr. Adams and Mr. Willis responded to questions regarding check details.

The financials were accepted.

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

#### **Approval of October 2, 2025 Regular Meeting Minutes**

**On MOTION by Mr. Cunningham and seconded by Mr. Block, with all in favor, the October 2, 2025 Regular Meeting Minutes, as presented, were approved.**

#### **TENTH ORDER OF BUSINESS**

#### **Staff Reports**

##### **A. District Engineer: Hole Montes**

Mr. Krebs reported the following:

- Lykins will send a crew to relocate two signs but have not specified the exact date. Mr. Krebs will follow up and ask for clarification of when the work will be done.
- Collier Paving will be on site next Thursday to repair the pavement in the median.

Mr. Cunningham stated several Supervisors have a conflict with the December 4, 2025 meeting date, and asked if it can be changed to another date. The December meeting will be held on December 11, 2025.

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

Mr. Urbancic reminded the Board Members to complete the required four hours of ethics training by December 31, 2025. He noted that a new Legislative session will commence in January. He discussed the bills that will likely affect CDDs and stated he will monitor them and provide an update at a future meeting.

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

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

The next meeting will be held on December 11, 2025, rather than on December 4, 2025.

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

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

Mr. Willis reported the following:

- In response to a previous check detail inquiry, the Hog Trapping invoice is \$1,900, which does not match. He will review the Ashton Oaks invoice and provide an update at the next meeting.
- There were a few missed payments from the golf club; he has been working with accounting regarding the exact amount the CDD will receive.

**ELEVENTH ORDER OF BUSINESS**

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

Chief Robert Rewis stated the Board of County Commissioners approved a EMS station.

Asked how far away from the CDD entrance EMS will be, Chief Rewis stated it is at Palm Beach Boulevard and Iverson.

A resident asked if the previous school signs could be re-installed while the flashing lights are being repaired. Mr. Krebs will study the code as to the feasibility.

In response to a resident question regarding if signs must be purchased from Lykins or if another vendor can be used, Mr. Krebs stated that another vendor can be engaged; however, there are not many sign companies to choose from.

A resident asked if the River Hall monument sign will be updated anytime soon and if the CDD owns the building next to the monument. Mr. Mitchell stated the building is owned by RH Venture II, a GreenePointe subsidiary.

Mrs. Adams stated holiday decorations will be installed the week before Thanksgiving and pine straw installation and street sweeping are scheduled in December.

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


There were no Supervisor comments or requests.

**THIRTEENTH ORDER OF BUSINESS****Adjournment**

**On MOTION by Mr. Asfour and seconded by Mr. Stark, with all in favor, the meeting adjourned at 4:33 p.m.**

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair