

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

The Board of Supervisors of the River Hall Community Development District held a Regular Meeting on December 11, 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	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
Andy Nott	Superior Waterways
Charlie Krebs	District Engineer
Pamela Becker	Resident

**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**

**Acceptance of Resignation of Robert Stark [Seat 4]**

**On MOTION by Mr. Cunningham and seconded by Mr. Block, with all in favor, the resignation of Robert Stark from Seat 4, was accepted.**

**FOURTH ORDER OF BUSINESS****Consideration of Appointment of Qualified Elector to Fill Unexpired Term of Seat 4; Term Expires November 2026**

Mr. Adams stated an e-blast will be sent through the Associations to solicit resumes and letters of interest to fill the vacant seat. Staff will compile the responses and ask all interested candidates to attend the next meeting.

- **Administration of Oath of Office (the following will also be provided in a separate package)**
  - A. **Required Ethics Training and Disclosure Filing**
    - **Sample Form 1 2023/Instructions**
  - B. **Membership, Obligation and Responsibilities**
  - C. **Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
  - D. **Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers**

**FIFTH ORDER OF BUSINESS****Consideration of Resolution 2026-02, Electing and Removing Officers of the District and Providing for an Effective Date**

This item was deferred.

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

Mr. Nott presented the Monthly Report and stated the lakes were inspected on November 18, 2025. The property looks good and he is pleased with the condition of the lakes. He discussed the ongoing treatment in Lakes 4-1A and 2-2K and receding water levels and stated that crews will continue maintaining the shoreline algae and the grasses.

Mr. Mitchell voiced his concerns about water levels in the ponds and asked about a broken pump on the golf course near Holes 15 or 16.

Discussion ensued regarding low water levels in the lakes, drought conditions, recharging lakes, irrigation sources, permit restrictions, pumping records from the South Florida Water Management District (SFWMD) and HOA permit modifications.

Per Mr. Asfour, Mr. Krebs will find an email from last January regarding retrieving pending permits approved by the SFWMD but held up by the HOA and forward it to District Management for dissemination to the Board.

A pumping records and lake levels discussion item will be included on the next agenda.

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

Mr. Mitchell reported receiving calls on December 8, 2025 of drivers being stopped for driving over 20 miles per hour because the lights were not working properly. Mr. Krebs stated the software is supposed to be working and running the light accordingly. Mr. Willis reported that, on December 7, 2025, there were six incidents where the lights would blink off and the system lost connection after 6:00 p.m., but that was the only day with connection issues.

Mr. Krebs will ask Lykins-Signtek to dispatch technicians to check the lights and provide an update at the next meeting. This item will remain on the agenda.

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

The Bowman Consulting Group Memo regarding the River Lake Investigation was included for informational purposes.

In response to a question, Mr. Krebs stated he is still finalizing/updating his report and will forward it to Staff for dissemination to the Board ahead of the next meeting.

**NINTH ORDER OF BUSINESS****Discussion: Tree Removal Request at Lake 3-5B**

Mrs. Adams stated this is related to a resident who has unsuccessfully been trying to sell their home for the past few years and would like the CDD to remove two cypress trees in the lake that are obstructing views of the golf course.

Mr. Krebs stated the CDD could replace the littorals by installing shade trees along the shoreline. There are no landscape plans for this but, based on the location of the trees and their type, this falls in the category of developing a lake management plan to help mitigate the number of littorals, to have shade along the shoreline.

Discussion issued regarding what tree removal would entail, consulting with Mr. Nott, protecting the species and the Board's response to the homeowners.

Mr. Mitchell will contact the property owner.

**TENTH ORDER OF BUSINESS****Consideration of Carter Fence Company, Inc. Estimate #66932 for Front Entrance Fence Replacement**

Carter Fence Company, Inc. Estimate #66932 was included for informational purposes.

Discussion ensued regarding the sequence of events of the Sagittaria fence installation, including permitting guidelines, tortoises and a large gap the vendor left in the fence.

Mr. Asfour voiced his disappointment with Carter Fence and asked Staff to secure additional bids. Mr. Adams stated other bids will be obtained and presented at the next meeting.

Resident Pamela Becker stated she previously sent a note to Mr. Stark regarding a broken decorative fence at the front of the CDD. Mrs. Adams stated this discussion is regarding that fence and Mr. Asfour prefers engaging another contractor to make the repairs.

This item will remain on the agenda.

**ELEVENTH ORDER OF BUSINESS****Consideration of Resolution 2026-03, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Lee County Supervisor of Elections Conduct the District's General Elections; Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of the Qualifying**

**Period; and Providing for Severability and an Effective Date**

Mr. Adams presented Resolution 2026-03. Seats 4 and 5, previously held by Mr. Stark and currently held by Mr. Block, respectively, will be up for election in the November 2026 General Election.

**On MOTION by Mr. Asfour and seconded by Mr. Block, with all in favor, Resolution 2026-03, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Lee County Supervisor of Elections Conduct the District's General Elections; Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date, was adopted.**

**TWELFTH ORDER OF BUSINESS**

**Discussion/Consideration/Ratification:  
Performance Measures/Standards &  
Annual Reporting Form**

**A. October 1, 2024 - September 30, 2025 [Posted]**

**On MOTION by Mr. Asfour and seconded by Mr. Cunningham, with all in favor, the 2025 Goals and Objectives Reporting and Performance Measures and Standards, were approved.**

**B. October 1, 2025 - September 30, 2026**

**On MOTION by Mr. Block and seconded by Mr. Asfour, with all in favor, the Goals and Objectives Reporting Fiscal Year 2026 Performance Measures and Standards, were approved.**

**THIRTEENTH ORDER OF BUSINESS**

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

The financials were accepted.

**FOURTEENTH ORDER OF BUSINESS**

**Approval of November 6, 2025 Regular Meeting Minutes**

The following change was made:

Line 194: Change "a gas station" to "an EMS station"

**On MOTION by Mr. Asfour and seconded by Mr. Cunningham, with all in favor, the November 6, 2025 Regular Meeting Minutes, as amended, were approved.**

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

There was no report.

Mr. Mitchell noted a foul odor coming from the lift station on the 8<sup>th</sup> fairway and asked if the County should be contacted. Mr. Krebs will contact Lee County Utilities regarding the odor from the pumps and lift stations.

**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. A new Legislative Session commenced and the Board will be kept apprised of any bills that might impact the CDD.

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

- **NEXT MEETING DATE: January 8, 2026 at 3:30 PM**
  - **QUORUM CHECK**

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

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

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

Ms. Becker reported a blinking light near The Cascades and nine streetlights that are out along the Parkway.

Mr. Adams stated Bentley Electric was previously contacted about the streetlights.

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

Mr. Asfour stated that his neighbor has a Christmas display and a recent announcement was made inviting members of the community to come view the decorations. A visitor from Hampton Lakes stated he accessed the CDD via the back way over a mound.

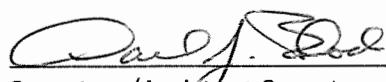
Discussion ensued regarding securing the rear of the CDD.

**EIGHTEENTH ORDER OF BUSINESS**

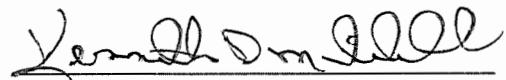
**Adjournment**

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

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair