

RIVER HALL

**COMMUNITY DEVELOPMENT
DISTRICT**

January 8, 2026

BOARD OF SUPERVISORS

**REGULAR MEETING
AGENDA**

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

River Hall Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013
<https://riverhallcdd.org/>

December 30, 2025

Board of Supervisors
River Hall Community Development District

ATTENDEES:
Please identify yourself each
time you speak to facilitate
accurate transcription of
meeting minutes.

Dear Board Members:

The Board of Supervisors of the River Hall Community Development District will hold a Regular Meeting on January 8, 2026 at 3:30 p.m., at the River Hall Town Hall Center, located at 3089 River Hall Parkway, Alva, Florida 33920. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments - Non-Agenda Items *(3 minutes per speaker)*
3. Consideration of Appointment of Qualified Elector to Fill Unexpired Term of Seat 4; *Term Expires November 2026*
 - A. Candidate(s)
 - I. Mark Gissiner
 - II. Patrick F. Infante
 - III. Robert H. Lorenzen
 - IV. Anthony Wilson
 - B. Administration of Oath of Office *(the following will be provided in a separate package)*
 - I. Required Ethics Training and Disclosure Filing
 - Sample Form 1 2023/Instructions
 - II. Membership, Obligation and Responsibilities
 - III. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - IV. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers

4. Consideration of Resolution 2026-02, Electing and Removing Officers of the District and Providing for an Effective Date
 5. Update: Superior Waterway Services, Inc. Treatment Report – *Andy Nott*
 6. Update: School Zone Signage
 7. Continued Discussion: Bowman Consulting Group LTD River Hall Lake Investigation Memo
 8. Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form
 - A. October 1, 2024 - September 30, 2025 [Posted]
 - B. October 1, 2025 - September 30, 2026
 9. Acceptance of Unaudited Financial Statements as of November 30, 2025
 10. Approval of December 11, 2025 Regular Meeting Minutes
 11. Staff Reports
 - A. District Engineer: *Hole Montes*
 - B. District Counsel: *Coleman, Yovanovich & Koester*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: February 5, 2026 at 3:30 PM
 - QUORUM CHECK
- | | | | | |
|--------|------------------|------------------------------------|--------------------------------|-----------------------------|
| SEAT 1 | PAUL D. ASFOUR | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> No |
| SEAT 2 | BOB CUNNINGHAM | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> No |
| SEAT 3 | KENNETH MITCHELL | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> No |
| SEAT 4 | | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> No |
| SEAT 5 | DANIEL BLOCK | <input type="checkbox"/> IN PERSON | <input type="checkbox"/> PHONE | <input type="checkbox"/> No |
- D. Operations Manager: *Wrathell, Hunt and Associates, LLC*
 12. Public Comments: Non-Agenda Items (*3 minutes per speaker*)
 13. Supervisors' Comments/Requests
 14. Adjournment

Should you have any questions, please do not hesitate to contact me directly at (239) 464-7114.

Sincerely,



Chesley E. Adams, Jr.
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE:

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 229 774 8903

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

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RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

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RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

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Statement of Interest

Mark Gissiner

Candidate for Board of Supervisors

River Hall Community Development District

16161 Herons View Drive (since May 2021)

Alva, Florida 33920

gissiner2973@comcast.net

541-228-5242

I am a resident of River Hall seeking appointment to the Community Development District Board of Supervisors in order to contribute to the responsible governance, financial stewardship, and long-term sustainability of the District, consistent with the duties and authorities established under Chapter 190, Florida Statutes.

The Community Development District plays a critical role in maintaining and protecting the infrastructure and capital assets that directly affect property values, quality of life, and the financial obligations of residents. My interest in serving arises from a belief that these responsibilities require careful oversight, disciplined budgeting, transparency, and a long-term perspective focused on asset preservation rather than short-term expediency.

Throughout my professional career, I have worked closely with public boards and governmental entities responsible for managing taxpayer-funded programs, facilities, and contracts. This work has required close attention to budgets, reserves, procurement practices, and performance accountability—skills directly relevant to the duties of a CDD Supervisor. I am comfortable reviewing complex financial and technical materials, asking clarifying questions, and making decisions grounded in statutory authority and fiduciary responsibility.

As a River Hall resident, I have a personal stake in the District's infrastructure, financial health, and governance practices. I am familiar with the community's amenities and shared assets and understand the importance of coordinated planning, predictable assessments, and proactive maintenance to avoid deferred costs and unexpected financial impacts on residents.

If appointed, I would approach service on the Board with independence, diligence, and respect for Florida's Sunshine Law, public records requirements, and ethical standards. I believe effective CDD governance depends on collaboration among Supervisors, professional staff, engineers, legal counsel, and residents, guided by clear policies and transparent decision-making.

I am prepared to devote the time and attention necessary to fulfill the responsibilities of a Supervisor and to serve the River Hall Community Development District in a manner that reflects sound judgment, fiscal discipline, and the long-term interests of the community.

Sincerely,

Mark Gissiner

Mark Gissiner

Candidate for River Hall Community Development District Board of Supervisors

Professional Profile

Experienced governance advisor, consultant, and community leader with decades of experience in public oversight, financial accountability, infrastructure planning, and organizational reform. Brings a disciplined, data-driven approach to board service, with deep familiarity with River Hall, its amenities, and the long-term interests of residents. Proven ability to ask the right questions, evaluate risk, and guide complex organizations toward sustainable outcomes.

Core Qualifications for CDD Board Service

- Public infrastructure and capital improvement oversight
 - Budget review, long-term financial planning, and fiscal accountability
 - Board governance, policy development, and compliance
 - Contract review and vendor performance oversight
 - Stakeholder communication and transparency
 - Risk management and operational efficiency
 - Long-range planning for community assets and amenities
 - Human resources management
 - Facilities management
-

Relevant Governance & Consulting Experience

Principal Consultant (2022 – Present)

Mark Gissiner, Police Accountability Consulting, LLC

National & International | Founder and Lead Advisor

- Advises governing boards, municipalities, and oversight bodies on accountability, performance measurement, and governance best practices
 - Reviews budgets, contracts, and operational structures to reduce risk and improve transparency
 - Provides strategic guidance to boards navigating infrastructure, staffing, and public trust challenges
 - Regularly presents complex information in clear, actionable formats for board-level decision-making
-

Board & Oversight Experience

- Extensive experience working **with and for boards**, including public agencies, commissions, and international oversight bodies
 - Served 10 years on an international board of directors of 15 members. Served four years as President.
 - Served as advisor and presenter to elected officials, senior administrators, and board members
 - Participated in governance reform initiatives emphasizing fiduciary responsibility, clear metrics, and long-term sustainability
-

Public Sector & Accountability Background

Public Health & Government Experience

- Former Chief Operations Officer for a public health organization with responsibility for large budgets, facilities, and public services. Total annual budget of \$40 million dollars and staff of approximately 500. Oversaw annual reviews by Medicare and Medicaid of our claims and processes.
- Experience managing taxpayer-funded programs, capital assets, and regulatory compliance
- Skilled at balancing service quality, cost control, and public expectations

International & National Engagement

- Invited speaker and contributor at national and international governance and accountability forums
 - Experience working across jurisdictions, cultures, and regulatory frameworks—useful for complex community environments
-

River Hall & Community Knowledge

- Resident with direct knowledge of River Hall’s infrastructure, amenities, and community priorities
 - Familiar with golf course operations, amenity centers, food & beverage facilities, pools, and shared assets
 - Actively engaged in discussions about long-term sustainability, capital planning, and governance structure
-

Approach to CDD Board Service

- Independent, resident-focused decision-making
 - Reliance on professional experts who provide the CDD Board with expert advice and recommendations
 - Emphasis on transparency, fiscal discipline, and long-term asset protection
 - Willingness to ask hard questions while maintaining a collaborative tone
 - Commitment to protecting property values and quality of life for all residents
-

Education

- Graduate-level training in public health, administration, and policy
 - Ongoing professional development in governance, accountability, and organizational performance
-

Availability

Prepared to serve fully, attend all required meetings, review materials in advance, and engage constructively with fellow supervisors, staff, and residents.

Work History

1974-1975: Stark County Engineers, Canton, Ohio. Road and bridge repair.

1976-1977: Carnation Disposal, Alliance, Ohio. Refuge collection.

1977-1978: Monarch Rubber Company, Hartville, Ohio. Heavy machinery operator.

1978-1986: Stark County Common Pleas Court, Canton, Ohio. Assistant Director and court officer.

1986-1996: Office of Municipal Investigations, City of Cincinnati. Investigator and Director. Responsible for all investigations of misconduct by employees and those who contract with the City. Recovered millions in misused appropriations.

1996-2001: Human Resources, City of Cincinnati. Primary responsibilities were to oversee hiring and promotional processes, and conduct job studies for the Cincinnati Water Works and Metropolitan Sewer District.

2001-2003: Office of Municipal Investigations, City of Cincinnati. Director. Primary responsibility for implementing the MOU and Collaborative Agreement between the US Department of Justice. Also, chief executive of the City of Cincinnati website construction project.

2004-2007: City of Cincinnati Health Department. Chief Operations Officer (finance, HR, grants, facilities, IT, vital records). \$40 million annual budget. 500 employees. 7 health care clinics and 4 other facilities. Retired in 2007.

2009-2021: Auditor of the Eugene, Oregon Police Department reporting directly to the Eugene City Council. \$1 million budget and 5 employees.

Other Activities

1991-2001: Board of Directors for the International Association for Civilian Oversight of Law Enforcement (IACOLE). 15- member board representing 12 countries. President from 1995-1999. Expanded member countries from 8 to 33.

Highlight of my career: In 1999 I was the primary negotiator on behalf of the Australian Foreign Minister to mediate a diplomatic dispute between Taiwan and the President of China, Jiang Zemin, which allowed for the first Chinese head of state to make an official visit to Australia which allowed for the strengthening of economic and diplomatic ties.

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

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Patrick F. Infante

Candidate for River Hall CDD Board of Supervisors

I am a full-time resident of Hampton Lakes and a retired owner of two automotive service franchises in the NY/NJ area. I was primarily engaged in the management of these businesses, responsible for budgets, P&Ls, inventory control, personnel, and customer service. I also spent over 25 years of my 45+ year career working as a management consultant with large Fortune 10 financial institutions within the information technology space as an engineer and project manager. My educational background is in engineering, economics, and accounting.

My prior affiliations with other boards included:

- JP Morgan Small Business Advisory Board
- The New York/New Jersey Metropolitan Automotive Service Dealers Association

I am also a current member of the Hampton Lakes Architectural Review Committee (ARC).

My strengths, experience, and knowledge include:

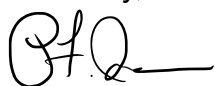
- Budgets
- P&L's
- People Management
- Tactical and strategic planning
- Customer Service

As a resident, I facilitated improvement projects for Hampton Lakes and the Town Hall Amenity Center. I've also been an active participant in past CDD meetings. Some of my inquiries and questions led to CDD activities such as bringing the lakes on the East and West sides of Wild Sage Way under the CDD lake management system. This action initiated the planting of the littorals along the lake banks as specified and required by the County.

Please review my attached resume and consider my candidacy to fulfill the open position on the CDD Board.

If necessary, I can be reached via email at pat@pinfante.com

Sincerely,



Patrick F. Infante

Patrick F. Infante
Hampton Lakes
3642 Wild Sage Way
Alva, FL 33920

Tel 732.213.4451 pat@pinfante.com

Business Experience:

2007 - 2021 Owner of Multiple AAMCO Transmission & Car Care Franchises

Owned two family-managed AAMCO Automotive Franchise locations in Central New Jersey. Handled executive decisions and led all tactical and strategic planning activities and initiatives. Monitored payroll, overtime, and employee benefits. Managed company investments and real estate holdings. Maintained the Franchisor relationship as required, and sat on the board of the New York/New Jersey Metropolitan Automotive Service Dealers Association.

Work Experience:

2/2023 - 7/2024 The University of Chicago (Project Manager/Contractor)

Working as a member of the Information Technology Services PMO supporting a major Financial System Transformation to Oracle Cloud. Directly involved with identifying, assessing, and planning the transition of legacy applications on the mainframe in preparation for the Oracle Cloud migration. Create and maintain scorecards to track all aspects of the mainframe transition effort. Also responsible for creating and maintaining the implementation plan for transition go-live.

1/2022 - 10/2022 Moelis & Company Investment Bank (Project Manager/Contractor)

Worked within a large program consisting of complex projects with multiple workstreams related to IT infrastructure initiatives. These included network refreshes, desktop refreshes, various mobility projects, and cloud initiatives including O365, Exchange Online, Azure, VDI, etc. Also worked on a variety of other data and telephony projects. Interacted directly with vendors and senior management as necessary. Responsible for planning, initiation, execution, and evaluation of several POCs and Pilot programs. Planned for large high-profile initiatives requiring coordination across multiple business units.

2/2016 – 11/2021 Icahn Automotive (Project Manager/Contractor)

IT Project Manager and Implementation Specialist for a National Car Care Chain. Responsible for managing implementation and migration of local and corporate back office systems from an infrastructure perspective. Provided validation procedures and recommendations to individual stakeholders as related to Internet connectivity, application integration, and hardware/platform requirements. A recent merger created a need for additional infrastructure evaluation and migration strategies.

2/2010 – 12/2015 Wells Fargo (Project Manager/Contractor)

Project Manager within the Wholesale Application Infrastructure Group. Responsible for building a Migration Infrastructure Test environment to aid in conversion testing of applications as a result of a recent acquisition/merger. Worked with other project managers and technical teams from all areas of Wholesale including mainframe, distributed (including VMWare), and network. Interfaced regularly with Wholesale end-users to develop test scripts, evaluate conversion testing, regression testing, and validation.

Also performed routine Project Management tasks including development/use of executive dashboards, metrics, management reporting, and risk identification and mitigation. Responsible for overseeing project schedules, work breakdown structures and managing project flow within the confines of the PMO.

11/2008 – 2/2010 JPMorgan Chase (Project Manager/Contractor)

Project Manager for a large Strategic Data Center Migration resulting from various mergers and real estate transactions. These projects involved data center infrastructure and associated distributed, virtual, and mainframe systems migrations. Responsible for a large portfolio of migration projects within North America with implications in EMEA and AP. Program scope included hardware refreshes to established reference standards, relocation of infrastructure to defined strategic sites, and decommission of end-of-life assets.

Supported the move/migration of back-end and customer-facing financial applications, associated market data feeds, as well as the migration to virtualized application environments across Sun and Wintel platforms (VMWare, ESX, VDI, etc.)

Responsible for the governance of the adopted project management methodology, project scheduling, project budgets in terms of hours and dollars, issue escalation, trend analysis, and overall program health reporting to senior management. Work to continually identify, evaluate, and mitigate project and program risk. Partnered extensively with the PMO to develop and maintain metrics, establish and support executive dashboards, and produce scorecards demonstrating progress aligned with rigorous data center exit schedules. Managed multiple vendor resources/trades, as well as client employee/shared and offshore resources as required.

1/2008 – 10/2008 IBM Global Services (Project Manager/Contractor)

Managed multiple projects across a large array of diverse programs for the IBM Global Services division. Duties included client-facing responsibilities for transition/transformation infrastructure projects across mainframe, midrange, storage, network and back office applications. Responsible for multiple workstreams and managed projects within the disciplines related to PMI PMBOK and RUP. Project teams are largely virtual in nature, typically composed of both domestic and off-shore resources. Data center and server migration/relocation serve as the majority of projects managed for this engagement.

10/2006 – 12/2007 JPMorgan Chase (Project Manager/Contractor)

SDCM Project Manager for New York based migration projects. Relocated several lab environments associated with the vacating of bank owned/leased properties in the New York/New Jersey metropolitan area. Responsible for project plans and schedules, SAN and facility acquisition and allocation using customized online tools, project budgeting and resource acquisition and management. Participated in a wide-scale server inventory/metrics project based on the implementation of several automated processes and associated management tools.

5/2005 – 10/2006 JPMorgan Chase (Project Manager/Contractor)

Project Manager for a large Strategic Data Center Migration resulting from the JPMC/Bank One merger. These projects involved data center real estate and associated distributed and mainframe systems migrations. Responsible for a large portfolio of migration projects within North America with implications in EMEA and AP. The associated program included a hardware refresh to established reference standards, and relocation of infrastructure to defined strategic data center locations.

Supported the move/migration of back-end and customer facing financial applications, associated market data feeds, as well as the migration to virtualized application environments across Sun and Wintel platforms (VMWare, ESX, VDI, etc.)

04/2004 – 5/2005 Merrill Lynch (Engineering Manager/PMO Contractor)

Project Manager within the Applications Infrastructure Group of this large global brokerage firm. The Group is responsible for the design and support of all production infrastructure for end-user, client-facing financial systems. Developed a subsidiary Project Management Office (PMO) for this Application Infrastructure Group with a primary focus on establishing a formalized process for project and program management based on industry standard practices.

The PMO supports both executive management and development teams in achieving operational and strategic objectives. To reach these goals, the PMO provides project management tools, quality management tools, and data analysis and reporting, much of which is facilitated and delivered via customized web-based communications. The PMO partners with product heads and development managers to estimate deliverables, create staffing plans, and build project schedules and work breakdown structures. Responsible for continually fostering positive relationships between engineering, development, and end-user organizations. Managing change control processes and risk assessments, including identification and mitigation, were also among the responsibilities outlined in this PMO charter.

Created and maintained executive dashboards and scorecards via web-based tools, delivered executive-level presentations for large project and program initiatives. Worked with internal Six Sigma teams to establish operating models and develop metrics that could be incorporated into the project management process.

11/2003 – 04/2004 JPMorgan Chase (Project Manager/Contractor via IBM)

A senior Project Manager for the Investment Bank of this large New York based financial institution, responsible for projects both national and global in scope. The North American program for the Investment Bank is comprised of hundreds of projects, focused on the Transformation of 4000 Intel and UNIX servers. Program scope entailed a hardware refresh to established reference standards, implementation of secure software baselines, relocation of systems to strategic sites, and security gap remediation based on internal and external audit requirements.

Created and enhanced project management tools to rate projects against established service levels, while minimizing overhead and impact on project managers. Worked with project stakeholders to gauge the effectiveness of tools and processes, and solicit feedback and input.

2/2003 – 11/2003 Computer Associates Intl. (Project Manager)

A Senior Project Manager for the Technology Services Organization (ISO 9001:2000 certified), managing multiple projects in the Data Security and Enterprise Management (including Change Management) application areas.

Managed various projects for a premier \$20 million financial services account, consisting of individual services projects valued in excess of \$1.2 million. Project Management duties exist within all process groups as defined under the company's ISO recognized Engagement Management Model aligned closely with the PMI Process Groups and Knowledge Areas. Responsible for all project financials, resource requirements and assignments, communications, configuration, risk, scope, and procurement management.

Heavy Interaction with the PMO to maintain project standards, refine project methodologies, participate in project quality reviews, and ensure ISO compliance as related to internal and external audits.

Responsible for working with the sales force and the customer to scope new projects and develop Statements of Work (SOWs) for services related to the implementation of CA technology. Develop and define technical solutions that are aligned with business objectives and cost savings.

Patrick F. Infante (4 of 4)

Tel 732.213.4451 pat@pinfante.com

Create Work Breakdown Structures and Project Schedules utilizing all features of MS Project, including advanced features for leveling and resource tracking, custom reporting, network diagrams and analysis, and customization of GNATT charts for project reporting and presentation.

9/1999 – 12/2002 Merrill Lynch (Project Manager/Contractor)

A Senior Project Manager, managing multiple projects, within the technology infrastructure and support organization:

Supported a technology relocation to a newly constructed 7000 person, 12 building, corporate campus (at the time - the largest new construction project on the east coast). The technology migration and consolidation effort spanned 10 existing locations with diverse technology infrastructures. Working with the real estate program manager and technology teams, I was directly responsible for project management of the entire production and development server/system migration effort. Worked with the corporate real estate team to design and provision the related technology spaces at the new facilities. Created and implemented the processes and methodologies necessary for the successful migration/relocation of over 3000 production and development, NT and UNIX, servers/systems. The majority of these servers hosted mission-critical financial applications as well as enterprise management systems including CA Unicenter, NetIQ, and a variety of other applications. Developed and lead the project team responsible for server/equipment discovery, auditing, inventory, and relocation. Worked with all levels of client management and project technical staff, as well as the general contractor and related union contractors and trades.

Supported the technology relocation from the Denver facility to a newly constructed facility in New Jersey. Responsibilities for this project included the migration/move of 1200 servers ranging from UNIX and NT systems, to specialized optical libraries and related equipment. User data, applications, and website migration was also among the overall scope of responsibilities, including the implications of physical workstation relocation and dependencies.

Supported the implementation of a Client Contact Center (Call Center) for a large online trading operation. Developed workstation test and roll-out plans, supported a Virtual Call Center strategy, and developed and implemented a Day-2 support team for all Call Center technology. Developed a tactical support plan for the Virtual Call Center, spanning multiple geographic and functional areas.

Industry Certifications:

PMP Certification

Certified Citrix Administrator (CCA)

Education:

Thomas Edison State College, Electronics Engineering Technology

DeVry University, Honors Graduate, Electronics Technology

New Jersey City University, Economics and Accounting

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

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Robert H. Lorenzen
15132 Yellow Wood Drive
Alva, Florida 33920
(813) 948-1244

December 24, 2025

River Hall Community Development District
Board of Supervisors
9220 Bonita Beach Road, Suite 214
Bonita Springs, Florida 34135

Gentlemen:

Thank you for considering my letter of interest for filling the vacancy on the River Hall Community Development District Board of Supervisors.

Prior to moving to River Hall in 2019 I served on my HOA board on and off for ten years – seven as President. Our community had over 120 acres of common area. My engineering and project management education and experience proved instrumental in helping the board on several infrastructure projects – both large and small. Shortly after the HOA was turned over to the residents we faced a major failure of the storm drainage system with some estimates approaching one million dollars to correct. More recently after record rainfall the berm that separated our drainage system from the neighboring subdivision failed – sending millions of gallons of water downstream. This raised the water level in an adjacent church's property, threatening flooding of their buildings. I immediately contacted our vendors got them involved - getting emergency repairs started and pumps dispatched. I then worked with the engineering firms for all of the properties involved,

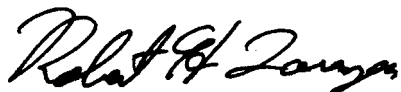
two different counties agencies, and the state Department of Transportation to resolve the issue. The result was no major property damage – no water inside the church or anyone’s living room – and the responsible parties had to bring their berm back up to specifications and the appropriate county agencies cleaned out swails and removed other impediments to the overflows.

I also understand the complexities of working with the protected wetlands and preserves and the agencies involved. A few years ago I was able to arrange for our HOA to participate in the University of Florida Urban Runoff study. Working with the grad students and their professor, we were able to improve the water quality and overall health of the drainage ponds.

My background and education also includes business, accounting, and finance. Currently I am majority stock holder and Chief Operating Officer of a software development company. The team I lead supports the Veterans Benefits Administration and supports is responsible for sending millions of payments each month to our nation’s veterans. Previously I was a partner and Chief Financial Officer of Mathematica, Inc.

Please feel free to contact me if you have any questions or need further information.

Best Regards,

A handwritten signature in black ink, appearing to read "Bob Lorenzen". The signature is fluid and cursive, with the first name "Bob" and last name "Lorenzen" clearly distinguishable.

Bob Lorenzen

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

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Anthony Wilson 4064 E Hampton Cir, Alva FL 33920
C - 813-897-0796 E - antonwils9@gmail.com

Tony has lived in the Hampton Lakes subdivision of Riverhall for over six years; he and his wife Lourdes moved into the development in May of 2019 and had been members of the Country Club for over five years. They have been residents of Florida for over 12 years moving from Illinois after retiring from successful careers in Financial Services.

Tony has held a number of financial services marketing and product development positions throughout his over 40 years of experience including: Farmers Insurance Agency owner, Director - Marketing at Allstate Insurance Company, Senior Vice President and Director of Marketing NationsCredit (Owned by Bank of America) Director of Strategy at GE Capital Fleet Services, Vice President of Product Development at ITT Consumer Finance Company, Director of Product Development Discover Card Services and Vice President of Branch Banking Marketing for Bankers Trust Company.

Professional Designations/Education

B.S. Fordham University – Accounting

Personal Married, 5 Children
Interests - Golf, Wine and Photography

Military Four Years - United States Marines – Honorable discharge
National Defense and Good Conduct Medals

While living in Sarasota, FL for five years prior to moving to Riverhall Tony had been elected to and served on the University Groves Homeowner Association board for three one year terms -- one as Vice President, Secretary Treasurer and President where he championed improved services to the community, keeping assessments down while maintaining financial responsibility of the association.

Why I want to serve — I care deeply about the current and future state of our community. I believe we need voices committed to protecting what makes our neighborhood special while pushing for smart, inclusive progress. I am committed to be such a voice that would represent the hundreds of homeowners in the Hampton Lakes subdivision of the Riverhall development.

I care about issues such as smart land use, and the maintenance of safe, vibrant public spaces. I value collaboration, transparency, and thoughtful decision-making. As one who has over three years experience on a Florida Homeowners Association's board, and having an educational background in financial accounting, I would bring an experienced constructive, community-focused perspective to the board.

I'm ready to listen, speak up, and work hard to help to continue shape a community we can all be proud of. I would be honored if selected, to serve out the term of Robert Stark.

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

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**RIVER HALL COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
OATH OF OFFICE**

I, _____, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF RIVER HALL COMMUNITY DEVELOPMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF _____

The foregoing oath was administered before me by means of ☐ physical presence or ☐ online notarization on this ____ day of _____, 20__, by _____, who is personally known to me or has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of River Hall Community Development District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

Notary Public, State of Florida

Print Name: _____

Commission No.: _____ Expires: _____

MAILING ADDRESS: ☐ Home ☐ Office County of Residence _____

Street Phone Fax

City, State, Zip Email Address

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

4

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVER HALL COMMUNITY DEVELOPMENT DISTRICT ELECTING AND REMOVING OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the River Hall Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District’s Board of Supervisors desires to elect and remove Officers of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF RIVER HALL COMMUNITY DEVELOPMENT DISTRICT THAT:

SECTION 1. The following is/are elected as Officer(s) of the District effective January 8, 2026:

_____ is elected Chair
_____ is elected Vice Chair
_____ is elected Assistant Secretary
_____ is elected Assistant Secretary
_____ is elected Assistant Secretary

SECTION 2. The following Officer(s) shall be removed as Officer(s) as of January 8, 2026:

Robert Stark _____ Vice Chair _____

SECTION 3. The following prior appointments by the Board remain unaffected by this Resolution:

Chuck Adams is Secretary

Craig Wrathell is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

PASSED AND ADOPTED THIS 8TH DAY OF JANUARY, 2026.

ATTEST:

**RIVER HALL COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

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River Hall CDD
Lake Treatment Report
Treatment Dates Dec 2025

Lake #	Work Preformed	Target	Target	Treatment Date	Notes/Comments
1-1A	Treated	Grasses/Weeds		12/24	Treated shoreline grasses and weeds
1-1B	Treated	Grasses/Weeds		12/24	Treated shoreline grasses and weeds
1-2A	Treated	Grasses/Weeds		12/24	Treated shoreline grasses and weeds
1-2B	Treated	Grasses/Weeds		12/24	Treated shoreline grasses and weeds
1-3	Treated	Grasses/Weeds		12/19	Treated shoreline grasses and weeds
1-4	Treated	Grasses/Weeds		12/20	Treated shoreline grasses and weeds
1-6A	Inspected			12/19	No problem noted
1-6B	Treated	Grasses/Weeds		12/19	Treated shoreline grasses and weeds
2-1A	Inspected			12/19	No problem noted
2-1B	Treated	Grasses/Weeds		12/19	Treated shoreline grasses and weeds
2-2A	Treated	Grasses/Weeds		12/19	Treated shoreline grasses and weeds
2-2B	Treated	Chara	Grasses/Weeds	12/12 and 12/19	Spot treated shoreline for Chara/Algae
2-2C	Treated	Grasses/Weeds		12/19	Treated shoreline grasses and weeds
2-2D	Inspected	Grasses/Weeds		12/24	Scheduled for treatment this month
2-2E	Inspected	Grasses/Weeds		12/24	Scheduled for treatment this month



River Hall CDD
Lake Treatment Report
Treatment Dates Dec 2025

Lake #	Work Preformed	Target	Target	Treatment Date	Notes/Comments
2-2F	Treated	Water Lilies		12/12	No problem noted
2-2G	Inspected	Grasses/Weeds		12/24	Scheduled for treatment this month
2-2H	Treated	Grasses/Weeds		12/19	Treated shoreline grasses and weeds
2-2I	Treated	Grasses/Weeds		12/19	Treated shoreline grasses and weeds
2-2J	Treated	Grasses/Weeds		12/19	Treated shoreline grasses and weeds
2-2K	Treated	Grasses/Weeds		12/19	Treated shoreline grasses and weeds
2-2L	Treated	Grasses/Weeds		12/18	Treated shoreline grasses and weeds
2-2M	Treated	Grasses/Weeds		12/18	Treated shoreline grasses and weeds
2-3A	Treated	Grasses/Weeds		12/18	Treated shoreline grasses and weeds
2-3B	Treated	Grasses/Weeds		12/18	Treated shoreline grasses and weeds
2-4A	Treated	Algae		12/19	Spot treated shoreline for Algae
2-4B	Treated	Algae		12/19	Spot treated shoreline for Algae
2-4C	Treated	Grasses/Weeds		12/19	Treated shoreline grasses and weeds
2-4D	Treated	Algae		12/19	Spot treated shoreline for Algae
2-4E	Treated	Grasses/Weeds		12/19	Treated shoreline grasses and weeds



River Hall CDD
Lake Treatment Report
Treatment Dates Dec 2025

Lake #	Work Preformed	Target	Target	Treatment Date	Notes/Comments
2-5A/2-5B	Treated	Torpedograss		12/19	Treated Littorals for Torpedograss
Flowway Lake 2	Treated	Torpedograss		12/19	Treated Littorals for Torpedograss
2-5C	Treated	Grasses/Weeds		12/18	Treated shoreline grasses and weeds
2-5D	Treated	Grasses/Weeds		12/18	Treated shoreline grasses and weeds
2-6A	Treated	Grasses/Weeds		12/18	Treated shoreline grasses and weeds
2-6B	Treated	Grasses/Weeds		12/18	Treated shoreline grasses and weeds
2-6C	Treated	Grasses/Weeds		12/18	Treated shoreline grasses and weeds
2.-7	Treated	Grasses/Weeds		12/18	Treated shoreline grasses and weeds
2.-8A	Treated	Grasses/Weeds		12/18	Treated shoreline grasses and weeds
2-8B	Treated	Grasses/Weeds		12/18	Treated shoreline grasses and weeds
2-8C	Treated	Grasses/Weeds		12/18	Treated shoreline grasses and weeds
2-8D	Treated	Grasses/Weeds		12/18	Treated shoreline grasses and weeds
2-8E	Treated	Grasses/Weeds		12/18	Treated shoreline grasses and weeds
3-1	Treated	Algae		12/3	Spot treated shoreline for Algae
3-2	Treated	Grasses/Weeds		12/19	Treated shoreline grasses and weeds



River Hall CDD
Lake Treatment Report
Treatment Dates Dec 2025

Lake #	Work Preformed	Target	Target	Treatment Date	Notes/Comments
3-3	Treated	Torpedograss	Weeds	12/3	Sprayed Littorals for Torpedograss
3-3A	Treated	Torpedograss	Weeds	12/3	Sprayed Littorals for Torpedograss
3-4A	Treated	Torpedograss	Weeds	12/3	Sprayed Littorals for Torpedograss
3-4B	Treated	Torpedograss	Weeds	12/3	Sprayed Littorals for Torpedograss
3-4C	Treated	Torpedograss	Weeds	12/3	Sprayed Littorals for Torpedograss
3-5A	Inspected			12/3	No problem noted
3-5B	Treated	Torpedograss	Weeds	12/3	Sprayed Littorals for Torpedograss
3-5C	Treated	Torpedograss	Weeds	12/3	Sprayed Littorals for Torpedograss
3-5D	Treated	Torpedograss	Weeds	12/3	Sprayed Littorals for Torpedograss
3-5E	Treated	Torpedograss	Weeds	12/3	Sprayed Littorals for Torpedograss
4-1A	Treated	Torpedograss	Weeds	12/3	Sprayed Littorals for Torpedograss
4-1B	Treated	Torpedograss	Weeds	12/3	Sprayed Littorals for Torpedograss
4-1C	Treated	Torpedograss	Weeds	12/3	Sprayed Littorals for Torpedograss
4-1D	Treated	Torpedograss	Weeds	12/3	Sprayed Littorals for Torpedograss
4-1E	Treated	Torpedograss	Weeds	12/3	Sprayed Littorals for Torpedograss



River Hall CDD

Lake Treatment Report

Treatment Dates Dec 2025

[illegible]

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

7

memo

To: River Hall Country Club
From: Bowman Consulting
CC:
Date: 8-21-2025
Re: River Hall Lake Investigation

Bowman Consulting Group LTD was requested by the River Hall Community Development District to evaluate the water management system for River Hall CDD. The primary objective was to evaluate shoreline stability, identify areas showing signs of erosion or structural degradation, and determine the necessity and priority of maintenance or restoration efforts. This assessment aimed to support long-term lake health, prevent property damage, and ensure compliance with environmental and aesthetic standards.

The River Hall community features 65 interconnected lakes, each exhibiting varying degrees of bank erosion. Figures 1 and 2 provide an aerial photograph of the project site, including lake designations. A comprehensive investigation of the lake banks was conducted on August 11th-19th, 2025, under low water level conditions during which all 65 lakes within the community were inspected. Each lake was evaluated based on the integrity of its bank, highlighting specific areas of concern related to erosion and slope instability. Lakes were classified into three categories based on shoreline condition: No Action, for stable banks requiring only routine monitoring, Maintenance, for localized erosion or minor washouts needing scheduled repairs, and Immediate Remediation, for severe erosion or significant washouts posing risks to stability or nearby infrastructure.

The purpose of this visit was to gauge a general assessment of shoreline conditions. During the inspections, the slopes along the lake banks were carefully examined, with particular attention given to the extent of erosion observed at both the top of the bank and the toe of the slope. Additional factors assessed included the health of shoreline vegetation, current water levels, and the presence of washouts caused by irrigation lines or roof leaders.

The recommendations presented in this report are intended to serve as general guidelines, offering a clear and informed overview of the varied shoreline conditions throughout the River Hall Lake system.

Figure 1: Location Map 1



Note: Lakes that have not been colored blue are either under construction or have not been turned over to the CDD for ongoing maintenance

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Figure 2: Location Map 2



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It is recommended that lake bank repair efforts begin as early as possible in the dry season—typically between mid-November and December—and be completed by late April. This schedule allows sufficient time for plantings, soil, and other stabilization measures to be established before the onset of the wet season. The dry season generally provides a five-month window each year for conducting repairs under more favorable, drier conditions.

Repair recommendations have been prioritized based on the degree of erosion, lake size, estimated costs, and the potential need for Development Order modifications or variances. The lakes have been grouped into three categories according to the urgency of repairs needed.

Category Level 1 – No Action

Low-priority or no action required (Category Level 1) applies to lakes which are currently stable but should be periodically monitored to ensure that conditions do not deteriorate over time. The lakes in Category 1 include:

- | | |
|--------|-------------------|
| - 1-2A | - 2-5D |
| - 1-2B | - 2-5C |
| - 1-3 | - 3-4C |
| - 1-4 | - Flow way Lake 2 |
| - 2-2L | - 3-3A |
| - 2-2M | - 3-5E |
| - 2-3B | - 4-1A |
| - 2-6A | - 4-1D |
| - 2-4A | - 4-2B |
| - 2-6B | - 4-1C |
| - 2-4C | - 4-1F |
| - 2-4E | - 4-2I |
| - 3-1 | - 4-2J |

A lake falls into Category 1 when its shoreline is stable and shows no significant signs of active erosion or structural distress. Banks typically maintain a gentle, uniform slope with continuous vegetative cover that provides natural stabilization. Minor cosmetic issues, such as small bare spots or slight surface irregularities, may be present but do not indicate progressive erosion. Protective measures, such as riprap or sod, remain intact and properly aligned, with no evidence of displacement or settlement. There are no abnormal washouts, undercutting, or concentrated flow paths along the shoreline. In this condition, the lake requires only routine monitoring as part of normal maintenance practices, with inspections recommended annually or following major storm events.

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Category Level 2 – Moderate Priority Repairs

Moderate-priority repairs (Category Level 2) are recommended for lakes where erosion is present but is still compliant in most areas. The lakes in Category 2 include:

- | | |
|--------|--------|
| - 2-1A | - 3-5C |
| - 2-2K | - 4-2H |
| - 2-4D | - 2-5C |
| - 2-5A | - 2-2C |
| - 3-2 | - 2-2D |
| - 1-1A | - 2-2J |
| - 3-4A | - 2-2B |
| - 3-5D | |

A lake is classified as Category 2 – Maintenance when it exhibits moderate signs of shoreline distress that, while not immediately critical, indicate progressive erosion if left unaddressed. Typical conditions include localized undercutting or small escarpments ranging from approximately 6 to 12 inches in height, as well as intermittent sloughing along limited sections of the bank. Vegetative cover is often patchy, with exposed soil or shallow root mats beginning to detach, reducing the shoreline's natural stabilization. Protective measures such as riprap or sod may show isolated displacement or settlement, and minor gaps may appear in shoreline armoring. Hydrologic indicators, such as small rills or gullies formed by concentrated runoff, may be present near inlets or outfalls, signaling early-stage erosion pathways. Additionally, small abnormal washouts—typically less than 3 feet in diameter and under 1 foot deep—may occur, suggesting localized subsurface soil loss. While these conditions do not pose an immediate threat to infrastructure, they require scheduled maintenance within 6 to 12 months to prevent escalation into severe erosion or structural failure.

Category Level 3 – Immediate Remediation

High-priority repairs (Category Level 3) are required for lakes where significant erosion, vertical drop-offs, slope instability, or active washouts pose a risk to bank stability and surrounding infrastructure. The lakes in Category 3 include:

- | | |
|--------|--------|
| - 2-3A | - 4-1E |
| - 2-2A | - 4-1A |
| - 2-7 | |
| - 2-8B | |
| - 2-8C | |
| - 2-8E | |
| - 2-8F | |
| - 3-4B | |
| - 3-3 | |
| - 3-5A | |
| - 3-5B | |
| - 4-1B | |

Bowman

A lake is classified as Category 3 when it exhibits severe and active erosion that poses an immediate risk to shoreline stability, water quality, or nearby infrastructure. Common indicators include large vertical scarps exceeding 12 inches, significant undercutting, or active sloughing and bank collapse. Vegetative cover is largely absent, leaving extensive areas of exposed soil vulnerable to further erosion. Protective systems, such as riprap or geotextile, may be widely displaced, settled, or completely failed. Hydrologic signs, such as deep gullies, head cuts at inlets, or severe toe scour, are often present. Large abnormal washouts—typically greater than 3 feet in diameter or more than 1 foot deep—may indicate subsurface piping or void formation, further compromising stability.

The following are the locations of Category 3 repairs

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Picture 1: >8" T.O.B erosion
(~72 LF)



Picture 2: >8" T.O.B erosion
(~100 LF)



Picture 3: >8" T.O.B erosion
(~160 LF)



Picture 4: >8" T.O.B erosion
(~780 LF)



Picture 5: >8" T.O.B erosion
(~230 LF)

Bowman

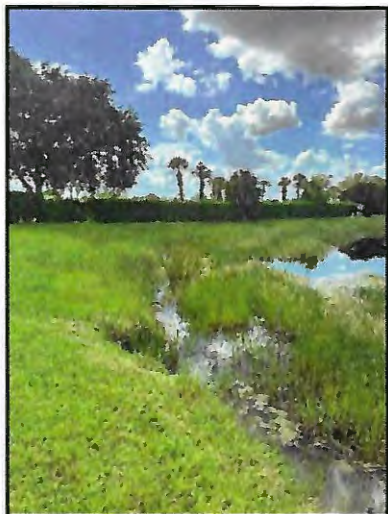
Lake 2-2A

This lake exhibits extensive top-of-bank (T.O.B.) erosion along its southeast, east, north, and west banks, indicating a dynamic and potentially unstable shoreline environment. The southeast corner was also observed to have abnormal areas of wash out with exposed wiring. The erosion is likely driven by a combination of natural processes such as wave action, fluctuating water levels, and possibly anthropogenic influences like altered drainage patterns or nearby development. The affected banks show signs of soil loss, undercutting, and potential vegetation displacement, which may contribute to sedimentation within the lake and impact water quality. Stabilization efforts may be necessary to prevent further degradation and to protect adjacent land uses and ecological habitats.

Figure 1: Lake 2-2A Aerial



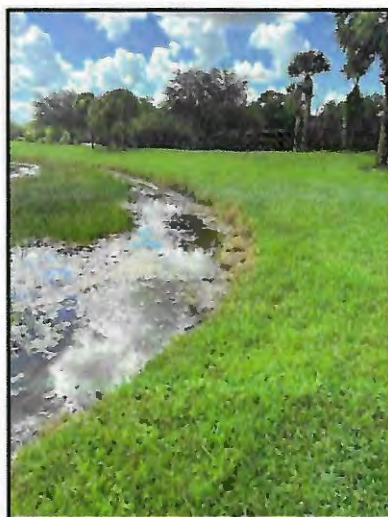
Bowman



Picture 1: >1' deep washout



Picture 2: >1' deep washout



Picture 3: >8" T.O.B erosion
(~120 LF)



Picture 4: >8" T.O.B erosion
(~420 LF)

Lake 2-3A

The lake's south bank is significantly impacted by multiple large, abnormal washouts originating from residential roof drains located along the edges of private easements. These concentrated discharges have created pronounced erosion channels, undermined the bank structure and accelerated sediment transport into the lake. In addition to these washouts, both the south and north banks exhibit heavy top-of-bank (T.O.B.) erosion, characterized by soil loss, bank instability, and potential vegetation displacement. These conditions suggest a combination of poor stormwater management and natural erosive forces, which may threaten the long-term stability of the shoreline and adjacent properties. Mitigation strategies such as redirecting roof runoff, installing energy dissipation structures, and reinforcing the banks with native vegetation or engineered solutions may be necessary to restore and protect the lake's perimeter.

Figure 2: Lake 2-3A Aerial



Bowman



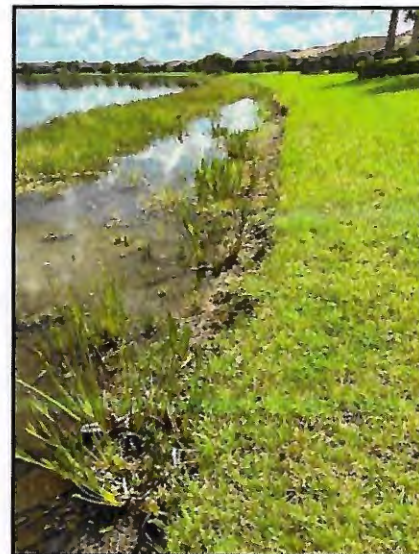
Picture 1: 6-8" T.O.B erosion



Picture 2: Large washout area



Picture 3: Large washout >1'



Picture 4: 6-8" T.O.B erosion

Lake 2-7

The lake's west bank, southwest corner, and southeast corner are experiencing significant degradation due to multiple large washouts and heavy top-of-bank (T.O.B.) erosion. These areas show signs of severe soil displacement, likely caused by concentrated surface runoff and inadequate stormwater control. The washouts have created deep channels and exposed subsoil, contributing to shoreline instability and increased sedimentation in the lake. The T.O.B. erosion along these sections further indicates ongoing bank retreat and potential risk to nearby infrastructure or vegetation.

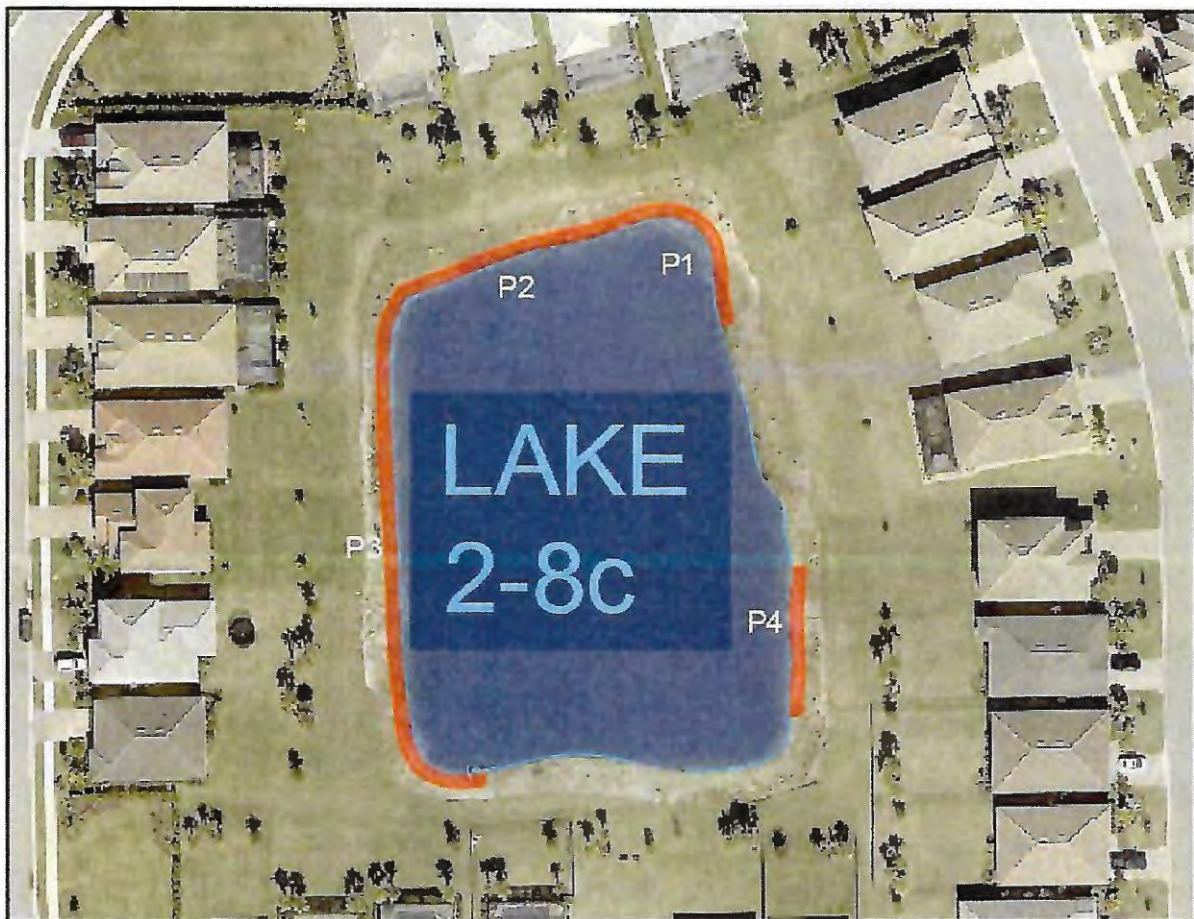
Figure 3: Lake 2-7 Aerial



Lake 2-8C

The lake exhibits significant shoreline instability, particularly at all four corners, where large washouts have developed. These washouts appear to be the result of concentrated surface runoff or poor drainage control, leading to severe soil displacement and localized bank failure. In addition, the north and west banks are experiencing moderate to heavy top-of-bank (T.O.B.) erosion, characterized by progressive bank retreat, exposed roots, and loss of vegetative cover. These conditions suggest ongoing hydrological stress and may pose risks to nearby infrastructure and water quality. Targeted erosion control measures and improved stormwater management are recommended to mitigate further damage and restore shoreline stability. These patterns persist along the vast majority of the lake's perimeter.

Figure 4: Lake 2-8C Aerial



Bowman

Figure 5: Lake 2-8C Aerial



Picture 1: Large washout



Picture 2: Receding bank



*Picture 3: 6-8" T.O.B erosion
(~260 LF)*



Picture 4: Washout from roof leader

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Picture 1: >8" T.O.B erosion
(~160 LF)



Picture 2: Large washout



Picture 3: 6-8" T.O.B erosion
(~418 LF)



Picture 4: >8" T.O.B erosion
(~600 LF)

Bowman

Lake 2-8B

The lake exhibits significant shoreline instability, particularly along its southeast, west, and northeast banks, where heavy top-of-bank (T.O.B.) erosion is clearly present. These areas show signs of active soil loss, undercutting, and potential slope failure. Additionally, two large washouts have formed along the north shoreline, further exacerbating sediment transport into the lake and contributing to water quality degradation. These conditions indicate a need for immediate assessment and the implementation of targeted erosion mitigation strategies to preserve bank integrity and protect surrounding infrastructure.

Figure 6: Lake 2-8B Aerial



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Picture 1: Large erosion trails >20' wide



Picture 2: Large erosion trails >20' wide



Picture 3: >1' deep washout

Bowman

Lake 2-8E

This lake is experiencing severe shoreline degradation, particularly due to multiple very large, abnormal washouts ranging from 1 to 2 feet or more in depth. These washouts originate from residential roof drains that discharge directly toward the lake, creating concentrated flow paths that have carved into the banks. The corners of the lake also show visible washout trails, indicating widespread surface runoff issues and poor stormwater dispersion. In addition to the washouts, there is clear evidence of top-of-bank (T.O.B.) erosion along several major shoreline segments. These eroded areas show signs of soil instability, undercutting, and potential slope failure, which may threaten nearby structures and contribute to sediment loading in the lake. Notably, the lake lacks littoral vegetation, which would typically help stabilize the shoreline, filter runoff, and provide ecological benefits. The absence of littorals further exacerbates erosion and reduces the lake's natural resilience to stormwater impacts.

Figure 7: Lake 2-8E Aerial



Bowman



Picture 4: Large washout



Picture 5: 6-8" T.O.B erosion



Picture 6: Large washout trails



Picture 7: >1' deep washout

Lake 2-8F

This lake is experiencing severe shoreline degradation, primarily due to multiple very large, abnormal washouts—ranging from 1 to 2 feet or more in depth—originating from residential roof drains. These concentrated discharges have created deep erosion channels that cut through the banks, destabilizing the shoreline and contributing to sedimentation within the lake. Additional signs of washout trails are present at several corners of the lake, indicating widespread surface runoff issues and poor stormwater dispersion. Furthermore, there is clear evidence of top-of-bank (T.O.B.) erosion along multiple shoreline segments. These eroded areas show signs of active soil loss, undercutting, and potential slope failure. Compounding these issues is the complete absence of littoral vegetation.

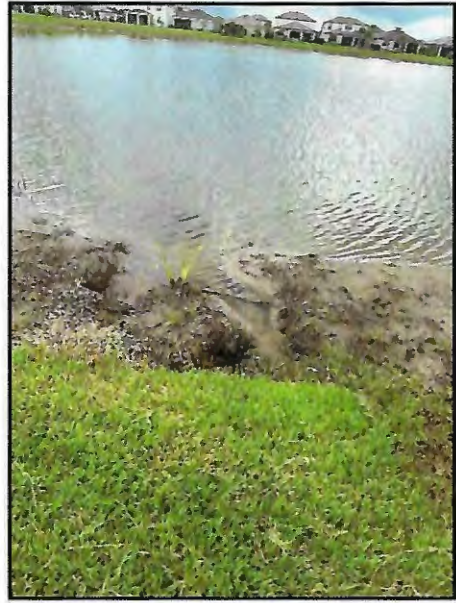
Figure 8: Lake 2-8F Aerial



Bowman



Picture 4: >1-2' deep washout



Picture 5: >1" deep washout



Picture 6: Large washout area



Picture 7: >1" deep washout

Bowman



Picture 1: >8" T.O.B erosion



Picture 2: 1-2" deep washout



Picture 3: Large length of washout

Bowman



Picture 1: 1-2' deep washout



Picture 2: >8" T.O.B erosion
(~193 LF)



Picture 3: Large washout
washout



Picture 4: Light erosion with

Bowman

Lake 3-3

This lake is experiencing widespread shoreline instability, with a large portion of its perimeter affected by significant top-of-bank (T.O.B.) erosion. In many areas, erosion exceeds 8 inches in depth, indicating ongoing soil loss and potential slope failure. These conditions suggest that the shoreline is highly vulnerable to further degradation, especially during periods of heavy rainfall or increased runoff. In addition to the T.O.B. erosion, there are multiple areas along the shoreline where large washouts have formed, each with depths greater than 1 foot. These washouts are likely the result of concentrated stormwater flow or poor drainage management, and they contribute to sedimentation and reduced water quality within the lake. The combination of extensive erosion and deep washouts poses a risk to both the structural integrity of the shoreline and the surrounding environment.

Figure 10: Lake 3-3 Aerial



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Lake 3-5A

The lake exhibits significant erosion along its southwest corner and the entire northern bank, with soil loss exceeding 8 inches in depth in these areas. Additionally, a large washout is present, measuring over 1 foot in depth, indicating severe localized erosion and potential instability of the shoreline. These conditions suggest a need for immediate assessment and remediation to prevent further degradation and protect surrounding land and water quality.

Figure 11: Lake 3-5A



Bowman



Picture 5: >8" T.O.B erosion
(~166 LF)



Picture 6: >1' deep washout



Picture 7: >8" T.O.B erosion
(~388 LF)

Bowman

Lake 3-5B

The lake exhibits severe shoreline degradation characterized by continuous erosion along the majority of the west and south banks, with measured vertical soil loss exceeding 8 inches. Three significant washout zones were identified: one located on the west bank, attributed to concentrated discharge from a residential sprinkler head, and two additional washouts along the south bank resulting from localized hydraulic erosion. These conditions indicate compromised bank stability and elevated risk of progressive shoreline failure.

Figure 12: Lake 3-5B Aerial



Bowman



Picture 1: Steep slope along southwest corner



Picture 2: >8" T.O.B erosion



Picture 3: >8" T.O.B erosion ; steep bank slope



Picture 4: >1' deep washout

Bowman

Lake 4-1B

The lake exhibits moderate to heavy shoreline erosion along the majority of its perimeter, with the most severe degradation concentrated on the eastern section of the north bank. Multiple washout zones are present, including one particularly large washout on the western bank. These conditions indicate widespread bank instability and localized failure points, likely exacerbated by surface runoff and hydraulic forces.

Figure 13: Lake 4-1B Aerial



Bowman



Picture 1: Large sprinkler washout



Picture 2: >8" T.O.B erosion



Picture 3: >8" T.O.B erosion



Picture 4: >8" T.O.B erosion



Picture 5: Large washout



Picture 6: >1' deep washout

Bowman

Lake 4-1E

The lake exhibits significant top-of-bank (TOB) erosion along the majority of its western and northern shorelines. The erosion is characterized by steep, undercut banks with visible soil loss and minimal vegetative stabilization. In several areas, the bank has receded noticeably, exposing root systems and creating unstable conditions. Sediment deposition is evident near the waterline, suggesting active soil displacement into the lake. These conditions indicate a high risk of continued bank failure without intervention.

Figure 14: Lake 4-1E Aerial



Bowman



Picture 1: Disconnected PVC yard drain



Picture 2: >8" T.O.B erosion



Picture 3: Large washout within bank



Picture 4: Washout trails



Picture 5: Washout forming under bank



Picture 6: Large washout from irrigation

Lake 4-1A

The lake exhibits severe shoreline instability, with multiple abnormal large-scale washouts concentrated along the eastern and western banks. These washouts have resulted in significant soil displacement and localized bank collapse, creating irregular shoreline contours. In addition, there is heavy top-of-bank (TOB) erosion present along the majority of the shoreline perimeter, characterized by undercut banks, loss of vegetative cover, and active soil sloughing. These conditions indicate advanced erosion processes and a high potential for continued shoreline degradation without corrective measures.

Figure 15: Lake 4-1A Aerial



Bowman



Picture 1: >8" T.O.B erosion



Picture 2: >8" T.O.B erosion with washout



Picture 3: >8" T.O.B erosion with washout



Picture 4: Washout trails

Bowman



Picture 1: Large washout with TOB erosion



Picture 2: Large washout with TOB erosion



Picture 3: Forming washout trails



Picture 4: Large washout with TOB erosion



Picture 5: Large washout



Picture 6: Steep side slope

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

8

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

8A

RIVER HALL COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2024 – September 30, 2025

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes ☒ No ☐

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☒ No ☐

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☒ No ☐

2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☒ No ☐

3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☒ No ☐

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

Measurement: Previous years' budgets, financials and annual audit, are accessible to the public as evidenced by corresponding documents and link on the CDD's website.

Standard: CDD website contains 100% of the following information: most recent link to annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☒ No ☐

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements, transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

Achieved: Yes ☐ No ☒

The audit was received September 2, 2025.

COP & AL:

District Manager

CHESLEY E. ADAMS JR.

Print Name

8.1.24

Date

Kenneth D. Mitchell

Chair/Vice Chair, Board of Supervisors

Kenneth Mitchell

Print Name

08.01.24

Date

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

8B

RIVER HALL COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

Measurement: Previous years' budgets, financials and annual audit, are accessible to the public as evidenced by corresponding documents and link on the CDD's website.

Standard: CDD website contains 100% of the following information: most recent link to annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements, transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

Achieved: Yes ☐ No ☐

Cop SA.

District Manager

chuck adams

Print Name

12.11.25

Date

Kenneth D. Mitchell

Chair/Vice Chair, Board of Supervisors

Kenneth Mitchell

Print Name

12.11.25

Date

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
NOVEMBER 30, 2025**

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
NOVEMBER 30, 2025**

	General Fund	Debt Service Fund Series 2020A	Debt Service Fund Series 2021	Debt Service Fund Series 2023A	Debt Service Fund Series 2024	Capital Projects Fund Series 2020A	Capital Projects Fund Series 2023A	Capital Projects Fund Series 2024	Total Governmental Funds
ASSETS									
SunTrust	\$ 405,204	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 405,204
Bank United MMA	90,000	-	-	-	-	-	-	-	90,000
Bank United ICS	512,557	-	-	-	-	-	-	-	512,557
Investments									
SBA	6,219	-	-	-	-	-	-	-	6,219
Reserve A-1	-	-	75,400	-	-	-	-	-	75,400
Reserve A-2	-	-	342,063	-	-	-	-	-	342,063
Reserve	-	206,925	-	658,134	241,759	-	-	-	1,106,818
Capitalized interest	-	-	-	-	12	-	-	-	12
Revenue A-1	-	-	225,353	-	-	-	-	-	225,353
Revenue A-2	-	-	547,093	-	-	-	-	-	547,093
Revenue	-	91,639	-	26,343	13,539	-	-	-	131,521
Prepayment A-1	-	-	74	-	-	-	-	-	74
Prepayment A-2	-	-	1,068	-	-	-	-	-	1,068
Prepayment	-	171	-	-	-	-	-	-	171
Construction	-	-	-	-	-	1	147	1,212	1,360
Undeposited funds	110,890	-	-	-	237,567	-	-	-	348,457
Due from general fund	-	54,852	214,632	79,925	-	-	-	-	349,409
Deposits	1,622	-	-	-	-	-	-	-	1,622
Ashton oaks HOA	3,800	-	-	-	-	-	-	-	3,800
RH Golf, LLC.	12,937	-	-	-	-	-	-	-	12,937
Total assets	<u>\$ 1,143,229</u>	<u>\$ 353,587</u>	<u>\$ 1,405,683</u>	<u>\$ 764,402</u>	<u>\$ 492,877</u>	<u>\$ 1</u>	<u>\$ 147</u>	<u>\$ 1,212</u>	<u>\$ 4,161,138</u>
LIABILITIES AND FUND BALANCES									
Liabilities:									
Accounts payable	\$ 16,721	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,721
Due to debt service fund 2020A	54,852	-	-	-	-	-	-	-	54,852
Due to debt service fund 2021A1	99,829	-	-	-	-	-	-	-	99,829
Due to debt service fund 2021A2	114,803	-	-	-	-	-	-	-	114,803
Due to debt service fund 2023	79,924	-	-	-	-	-	-	-	79,924
Total liabilities	<u>366,129</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>366,129</u>
DEFERRED INFLOWS OF RESOURCES									
Unearned revenue	75,313	-	35,577	-	237,567	-	-	-	348,457
Deferred receipts	16,737	-	-	-	-	-	-	-	16,737
Total deferred inflows of resources	<u>92,050</u>	<u>-</u>	<u>35,577</u>	<u>-</u>	<u>237,567</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>365,194</u>
Fund balances:									
Nonspendable									
Prepaid and deposits	1,622	-	-	-	-	-	-	-	1,622
Restricted for:									
Debt service	-	353,587	1,370,106	764,402	255,310	-	-	-	2,743,405
Capital projects	-	-	-	-	-	1	147	1,212	1,360
Assigned to:									
Operating capital	185,000	-	-	-	-	-	-	-	185,000
Disaster recovery	250,000	-	-	-	-	-	-	-	250,000
Unassigned	248,428	-	-	-	-	-	-	-	248,428
Total fund balances	<u>685,050</u>	<u>353,587</u>	<u>1,370,106</u>	<u>764,402</u>	<u>255,310</u>	<u>1</u>	<u>147</u>	<u>1,212</u>	<u>3,429,815</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 1,143,229</u>	<u>\$ 353,587</u>	<u>\$ 1,405,683</u>	<u>\$ 764,402</u>	<u>\$ 492,877</u>	<u>\$ 1</u>	<u>\$ 147</u>	<u>\$ 1,212</u>	<u>\$ 4,161,138</u>

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED NOVEMBER 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll: net	\$ 79,486	\$ 79,486	566,812	14%
Assessment levy: off-roll	-	-	150,627	0%
Miscellaneous hog program shared cost	-	-	19,000	0%
Interest and miscellaneous	1,447	3,119	7,500	42%
Total revenues	<u>80,933</u>	<u>82,605</u>	<u>743,939</u>	11%
EXPENDITURES				
Legislative				
Supervisor	1,000	2,000	12,000	17%
<i>Financial & administrative</i>				
District management	3,750	7,500	45,000	17%
District engineer	3,646	3,646	25,000	15%
Trustee	-	12,309	16,500	75%
Tax collector/property appraiser	4,574	4,574	7,200	64%
Assessment roll prep	375	750	4,500	17%
Auditing services	-	-	3,300	0%
Arbitrage rebate calculation	-	-	650	0%
Public officials liability insurance	-	14,816	15,750	94%
Legal advertising	-	-	1,100	0%
Bank fees	121	334	350	95%
Dues, licenses & fees	-	175	175	100%
Postage	-	-	1,500	0%
ADA website compliance	-	-	210	0%
Website maintenance	-	-	705	0%
EMMA software services	3,000	3,000	-	N/A
<i>Legal counsel</i>				
District counsel	-	-	14,000	0%
<i>Electric utility services</i>				
Utility services	-	900	11,000	8%
Street lights	-	170	2,000	9%
<i>Stormwater control</i>				
Fountain service repairs & maintenance	-	-	7,500	0%
Aquatic maintenance	13,739	13,739	160,000	9%
Hog removal	-	1,900	22,800	8%
Lake/pond bank maintenance	-	-	5,000	0%
Stormwater system maintenance	-	-	40,000	0%

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED NOVEMBER 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
<i>Other physical environment</i>				
General liability insurance	-	5,270	5,200	101%
Property insurance	-	11,224	13,500	83%
Entry & walls maintenance	-	14,285	13,750	104%
Landscape maintenance	15,942	15,942	206,000	8%
Irrigation repairs & maintenance	-	-	5,000	0%
Landscape replacement plants, shrubs, trees	-	-	20,000	0%
Annual mulching	-	-	10,500	0%
Holiday decorations	-	5,750	11,500	50%
Clock tower maintenance	-	-	1,750	0%
Ornamental lighting & maintenance	-	-	2,000	0%
<i>Road & street facilities</i>				
Street/parking lot sweeping	-	-	900	0%
Street light/decorative light maintenance	-	-	3,500	0%
Roadway repair & maintenance	-	-	25,000	0%
Sidewalk repair & maintenance	-	-	5,000	0%
Street sign repair & replacement	-	-	1,500	0%
Off-duty sheriff patrol	1,228	3,684	15,000	25%
<i>Contingency</i>				
Miscellaneous contingency	-	-	1,000	0%
Total expenditures	<u>47,375</u>	<u>121,968</u>	<u>737,340</u>	17%
Excess/(deficiency) of revenues over/(under) expenditures	33,558	(39,363)	6,599	
Fund balances - beginning	651,492	724,413	863,501	
Assigned				
Operating capital	185,000	185,000	185,000	
Disaster recovery	250,000	250,000	250,000	
Parkways repave and striping	400,000	400,000	400,000	
Unassigned	(149,950)	(149,950)	35,100	
Fund balances - ending	<u>\$ 685,050</u>	<u>\$ 685,050</u>	<u>\$ 870,100</u>	

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2020A
FOR THE PERIOD ENDED NOVEMBER 30, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll	\$ 54,851	\$ 54,851	\$ 414,720	13%
Interest	1,344	2,675	-	N/A
Total revenues	<u>56,195</u>	<u>57,526</u>	<u>414,720</u>	14%
EXPENDITURES				
Debt service				
Principal	-	-	160,000	0%
Interest	125,975	125,975	251,950	50%
Total expenditures	<u>125,975</u>	<u>125,975</u>	<u>411,950</u>	31%
Excess/(deficiency) of revenues over/(under) expenditures	(69,780)	(68,449)	2,770	
Fund balances - beginning	423,367	422,036	408,398	
Fund balances - ending	<u>\$ 353,587</u>	<u>\$ 353,587</u>	<u>\$ 411,168</u>	

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2021
FOR THE PERIOD ENDED NOVEMBER 30, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll	\$ 179,054	\$ 179,054	\$ 1,357,204	13%
Special assessment: off-roll	-	-	71,154	0%
Interest	4,405	8,771	-	N/A
Total revenues	<u>183,459</u>	<u>187,825</u>	<u>1,428,358</u>	13%
EXPENDITURES				
Debt service				
Principal (A-1)	-	-	545,000	0%
Principal (A-2)	-	-	460,000	0%
Interest (A-1)	105,375	105,375	210,750	50%
Interest (A-2)	96,675	96,675	179,850	54%
Total expenditures	<u>202,050</u>	<u>202,050</u>	<u>1,395,600</u>	14%
Excess/(deficiency) of revenues over/(under) expenditures	(18,591)	(14,225)	32,758	
Fund balances - beginning	<u>1,388,697</u>	<u>1,384,331</u>	<u>893,383</u>	
Fund balances - ending	<u><u>\$ 1,370,106</u></u>	<u><u>\$ 1,370,106</u></u>	<u><u>\$ 926,141</u></u>	

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2023A
FOR THE PERIOD ENDED NOVEMBER 30, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll	\$ 79,925	\$ 79,925	\$ 604,169	13%
Interest	2,961	5,895	-	N/A
Total revenues	<u>82,886</u>	<u>85,820</u>	<u>604,169</u>	14%
EXPENDITURES				
Debt service				
Principal	-	-	100,000	0%
Interest	<u>251,075</u>	<u>251,075</u>	<u>502,150</u>	50%
Total expenditures	<u>251,075</u>	<u>251,075</u>	<u>602,150</u>	42%
Excess/(deficiency) of revenues over/(under) expenditures	(168,189)	(165,255)	2,019	
Fund balances - beginning	<u>932,591</u>	<u>929,657</u>	<u>904,842</u>	
Fund balances - ending	<u><u>\$ 764,402</u></u>	<u><u>\$ 764,402</u></u>	<u><u>\$ 906,861</u></u>	

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2024
FOR THE PERIOD ENDED NOVEMBER 30, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: off-roll	\$ -	\$ -	475,135	0%
Interest	1,520	3,022	-	N/A
Total revenues	<u>1,520</u>	<u>3,022</u>	<u>475,135</u>	1%
EXPENDITURES				
Debt service				
Principal	-	-	100,000	0%
Interest	188,273	188,273	376,546	50%
Total expenditures	<u>188,273</u>	<u>188,273</u>	<u>476,546</u>	40%
Excess/(deficiency) of revenues over/(under) expenditures	(186,753)	(185,251)	(1,411)	
Fund balances - beginning	442,063	440,561	438,195	
Fund balances - ending	<u>\$ 255,310</u>	<u>\$ 255,310</u>	<u>\$ 436,784</u>	

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2020A
FOR THE PERIOD ENDED NOVEMBER 30, 2025**

	Current Month	Year To Date
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Fund balances - beginning	1	1
Fund balances - ending	<u><u>\$ 1</u></u>	<u><u>\$ 1</u></u>

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2023A
FOR THE PERIOD ENDED NOVEMBER 30, 2025**

	Current Month	Year To Date
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Fund balances - beginning	147	147
Fund balances - ending	<u><u>\$ 147</u></u>	<u><u>\$ 147</u></u>

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2024
FOR THE PERIOD ENDED NOVEMBER 30, 2025**

	Current Month	Year To Date
REVENUES		
Interest income	\$ 4	\$ 8
Total revenues	<u>4</u>	<u>8</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	4	8
Fund balances - beginning	1,208	1,204
Fund balances - ending	<u><u>\$ 1,212</u></u>	<u><u>\$ 1,212</u></u>

11:49 AM

12/04/25

River Hall Community Development District

Check Detail

November 2025

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	3709	11/12/2025	PAUL ASFOUR	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	3710	11/12/2025	KENNETH MITCHE...	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	3711	11/12/2025	ROBERT STARK	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	3712	11/12/2025	ROBERT H. CUNNI...	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	3713	11/12/2025	DANIEL J BLOCK	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Bill Pmt -Check	3714	11/18/2025	BOWMAN	101.001 · Suntrust-...		-3,646.50
Bill	525907	11/14/2025		519.320 · Engineeri...	-3,646.50	3,646.50
TOTAL					-3,646.50	3,646.50
Bill Pmt -Check	3715	11/18/2025	COLEMAN, YOVA...	101.001 · Suntrust-...		-2,149.17
Bill	16581-001M 43	09/30/2025		514.100 · Legal Fee...	-2,149.17	2,149.17
TOTAL					-2,149.17	2,149.17
Bill Pmt -Check	3716	11/18/2025	DISCLOSURE TEC...	101.001 · Suntrust-...		-3,000.00

11:49 AM

12/04/25

River Hall Community Development District

Check Detail

November 2025

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	1591	11/14/2025		513.317 · EMMA S...	-3,000.00	3,000.00
TOTAL					-3,000.00	3,000.00
Bill Pmt -Check	3717	11/18/2025	GULFSCAPES LA...	101.001 · Suntrust-...		-15,942.50
Bill	348525	11/14/2025		539.464 · Landscap...	-1,276.50	1,276.50
Bill	348506	11/14/2025		539.464 · Landscap...	-14,666.00	14,666.00
TOTAL					-15,942.50	15,942.50
Bill Pmt -Check	3718	11/18/2025	LEE COUNTY SHE...	101.001 · Suntrust-...		-1,228.00
Bill	37399	11/14/2025		541.466 · Off-duty s...	-1,228.00	1,228.00
TOTAL					-1,228.00	1,228.00
Bill Pmt -Check	3719	11/18/2025	SUPERIOR WATE...	101.001 · Suntrust-...		-13,738.83
Bill	109281	11/14/2025		538.461 · Aquatic M...	-13,738.83	13,738.83
TOTAL					-13,738.83	13,738.83
Bill Pmt -Check	3720	11/18/2025	WRATHELL, HUNT...	101.001 · Suntrust-...		-4,125.00
Bill	2026-0155	11/14/2025		512.311 · Managem...	-3,750.00	3,750.00
				513.310 · Assessm...	-375.00	375.00
TOTAL					-4,125.00	4,125.00

River Hall Board Pay 11/6/25

ID 1798378695, created by Shane Willis on Nov 7 at 07:35

Location

Board Pay

Status

Active

Assignees

Stephanie Schackmann

Dates

Nov 7 (1d)

Description

Board Pay:

Asfour

Mitchell

Stark

Cunningham

Block

Shane Willis Nov 7 07:35

Scheduled task for Nov 7 (1d)

Included task into Board Pay

Assigned task to Chuck Adams, Katherine Bradshaw, Cleo Adams

Katherine Bradshaw Nov 7 08:39

Reassigned task from Katherine Bradshaw, Chuck Adams, Cleo Adams to Stephanie Schackmann



PLEASE
REMIT
PAYMENT
VIA:

Mail:
ACH:
WIRE:

Fed ID:

Pay Online: bowman.com/paynow/

PO Box 748548, Atlanta, GA 30374



River Hall CDD
c/o Wrathell, Hunt & Associates/ Stephanie
Schackm
2300 Glades Road
Suite 410W
Boca Raton, FL 33431

October 31, 2025

Project No: 340039-01-001

Invoice No: 525907

Project 340039-01-001 2015012 | | River Hall CDD

Email: RiverHallcdd@districtap.com

Task 00004 2015012|Z| |River Hall CDD-General Services

Hourly

			Hours	Rate	Amount
Principal in Charge Engineer					
Krebs, Charles	10/1/2025	prop. from lykins for sign removal / relocation	.25	238.00	59.50
Krebs, Charles	10/2/2025	attend board meeting, cor with county on sign status, possible amendment for new sign,	2.00	238.00	476.00
Krebs, Charles	10/3/2025	cor with cleo on lykins proposal, forward lake report, send road repair proposal for pothole	.50	238.00	119.00
Krebs, Charles	10/7/2025	site visit to review standing water conditions reported by sfwmd onsite and adjacent to project	2.50	238.00	595.00
Krebs, Charles	10/13/2025	updates to base file for felipeinvoice from collier for road repairstownhomes plat signature requestforward signed proposal to collier for pothole repair-newcor with lykins on school zone signs	3.00	238.00	714.00
Krebs, Charles	10/14/2025	update linework for felipecor with lykins on status of repairs to signs	1.00	238.00	238.00
Krebs, Charles	10/15/2025	cor with jabari and shane on school signs	.25	238.00	59.50
Krebs, Charles	10/17/2025	BMAP FDEP meeting, review handout and links	.75	238.00	178.50
Krebs, Charles	10/23/2025	update base file for felipe	1.25	238.00	297.50
Krebs, Charles	10/24/2025	update base file for new neighborhood information and send to felipe, email from cleo on inlet missing grate	3.00	238.00	714.00
Krebs, Charles	10/29/2025	contract to lykins for sign replacementforward invoice for roadway repairforward pothole repair contract to collier	.25	238.00	59.50
Engineer					
Baker, John	10/2/2025		1.00	136.00	136.00

Project	340039-01-001	River Hall CDD	Invoice	525907
Coordination w/ NPDES on 2025 report submittal				
	Totals	15.75	3,646.50	
				3,646.50
			Task Sub Total	\$3,646.50
			CURRENT INVOICE TOTAL.....	\$3,646.50

Project Manager: Charles Krebs

Coleman, Yovanovich & Koester, P.A.
Northern Trust Bank Building
4001 Tamiami Trail North, Suite 300
Naples, Florida 34103-3556
Telephone: (239) 435-3535
Fax: (239) 435-1218

River Hall CDD
Wrathell, Hunt & Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton FL 33431

Page: 1
December 12, 2023
File No: 16581-001M
Statement No: 43

Attn: Debbie Tudor

Gen Rep

Previous Balance \$175.00

Fees

			Hours	
11/01/2023	GLU	Review and respond to email correspondence from Cleo Adams on lake clean-up matters; Review and respond to email correspondence from Cleo Adams on lake access questions; Initial review of back-up	0.75	262.50
11/02/2023	GLU	Review and respond to email correspondence from Cleo Adams on Solitude matter; Review and respond to email correspondence from Cleo Adams on homeowner access request; Exchange email correspondence with Charlie Krebs and Cleo Adams	0.40	140.00
	GLU	Review agenda for Board of Supervisors meeting; Participation in Board of Supervisors meeting	1.25	437.50
11/06/2023	GLU	Review email correspondence from Shane Willis on hog cost-sharing agreement	0.10	35.00
11/08/2023	GLU	Exchange multiple email correspondence with Daphne Gillyard on agenda	0.20	70.00
	GLU	Draft email correspondence to Shane Willis on hog cost-sharing agreement	0.10	35.00
	MEM	Draft new hog cost-sharing agreement	1.20	420.00
11/14/2023	GLU	Review multiple email correspondence from Supervisor Stark on Sunshine Blvd.	0.20	70.00
11/15/2023	LC	Federal Express River Hall CDD documents to Chuck E. Adams, Jr.		84.17
	GLU	Review email correspondence from Fence contractor; Draft email correspondence to Cleo and Shane on insurance; Review email correspondence from Shane Willis	0.10	35.00
11/16/2023	GLU	Review agenda for Board of Supervisors meeting; Attendance at Board of Supervisors meeting	1.50	525.00
11/29/2023	GLU	Review and respond to email correspondence from Manager's office on agenda; Brief review	0.10	35.00
		Professional Fees through 12/12/2023	5.90	2,149.17

Gen Rep

<u>Timekeeper</u>	<u>Recapitulation</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
Gregory L. Urbancic		4.70	\$350.00	\$1,645.00
Meagan E. Magaldi		1.20	350.00	420.00
Lisa Calyore		0.00	0.00	84.17

Total Current Work	2,149.17
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Payments

11/21/2023	Fee payment received ck # 2779 River Hall Community Development	-175.00
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Balance Due (includes previous balance, if any)	<u>\$2,149.17</u>
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DISCLOSURE TECHNOLOGY SERVICES, LLC

PO Box 812681
Boca Raton, FL 33481 US
+1 3059034654
accounting@dtsmuni.com



INVOICE

BILL TO
CDD:
River Hall Community Development District

INVOICE 1591
DATE 10/31/2025

BOND SERIES
Capital Improvement Rev Bonds	2023A (ASSESSMENT AREA 4)	2024 (Assessment Area 5)

DESCRIPTION	AMOUNT
DTS MUNI – CDA SaaS, 1 Year Subscription, Year 2026 Continuing Disclosures	3,000.00

Wire: City National Bank of Florida



Account Name-Disclosure Technology Services LLC

Checks: Disclosure Technology Services, LLC
PO Box 812681
Boca Raton, FL 33481

BALANCE DUE **\$3,000.00**

Gulfscapes Landscape
Management Services
PO Box 366757
Bonita Springs, FL 34135 US
2399137179

Invoice 348525



BILL TO	SHIP TO	DATE	PLEASE PAY	DUE DATE
River Hall CDD c/o Wrathell, Hart, Hunt & Associates, LLC 9220 Bonita Beach Rd., #214 Bonita Springs, FL 34135	River Hall CDD	11/10/2025	\$1,276.50	12/10/2025

DESCRIPTION	AMOUNT
Provide labor and material to complete the following irrigation repairs done in October:	
10/3/25	
Install 12 - 6" Pop Up Spray Rainbird	264.00
Install 5 - Barbed Elbow	17.50
Install 16 - 15 ft F Nozzle Toro	64.00
Install 2 - 6" Rotor Rainbird	75.00
10/13/25	
Install 26 - 6" Pop Up Spray Rainbird	572.00
Install 30 - 15 ft F Nozzle Toro	120.00
Install 4 - Barbed Elbow	14.00
Install 4 - 6" Rotor Rainbird	150.00
SUBTOTAL	1,276.50
TAX	0.00
TOTAL	1,276.50
TOTAL DUE	\$1,276.50

GF
OTHER PHYSICAL ENVIRONMENT
LANDSCAPE MAINTENANCE

THANK YOU.

Gulfscapes Landscape
Management Services
PO Box 366757
Bonita Springs, FL 34135 US
2399137179

Invoice 348506



BILL TO	SHIP TO	DATE	PLEASE PAY	DUE DATE
River Hall CDD	River Hall CDD	10/31/2025	\$14,666.00	11/30/2025
c/o Wrathell, Hart, Hunt & Associates, LLC				
9220 Bonita Beach Rd., #214				
Bonita Springs, FL 34135				

DESCRIPTION	AMOUNT
Monthly Maintenance for October 2025	14,666.00
SUBTOTAL	14,666.00
TAX	0.00
TOTAL	14,666.00
TOTAL DUE	\$14,666.00

THANK YOU.

GF
OTHER PHYSICAL ENVIRONMENT
LANDSCAPE MAINTENANCE


Description	Quantity	Price	UOM	Original Bill	Adjusted	Paid	Amount Due
Marked or Unmarked Patrol Vehicle - Flat Rate per Detail	1.00	\$15.00	EACH	\$15.00	\$0.00	\$0.00	\$15.00
Marked or Unmarked Patrol Vehicle - Flat Rate per Detail	1.00	\$15.00	EACH	\$15.00	\$0.00	\$0.00	\$15.00
Marked or Unmarked Patrol Vehicle - Flat Rate per Detail	1.00	\$15.00	EACH	\$15.00	\$0.00	\$0.00	\$15.00
Marked or Unmarked Patrol Vehicle - Flat Rate per Detail	1.00	\$15.00	EACH	\$15.00	\$0.00	\$0.00	\$15.00
Traffic w/vehicle - Leonard Gould from 10/29/2025 07:00:00 to 10/29/2025 11:00:00	4.00	\$73.00	EACH	\$292.00	\$0.00	\$0.00	\$292.00
Traffic w/vehicle - Jonathon Miller from 10/31/2025 12:00:00 to 10/31/2025 16:00:00	4.00	\$73.00	EACH	\$292.00	\$0.00	\$0.00	\$292.00
Traffic w/vehicle - Jacob Zavacky from 11/4/2025 12:00:00 to 11/4/2025 16:00:00	4.00	\$73.00	EACH	\$292.00	\$0.00	\$0.00	\$292.00
Traffic w/vehicle - Jonathon Miller from 11/5/2025 07:00:00 to 11/5/2025 11:00:00	4.00	\$73.00	EACH	\$292.00	\$0.00	\$0.00	\$292.00

OFF-DUTY DETAIL
GF ROAD & STREET FACILITIES OFF-DUTY SHERIFF PATROL

The Lee County Sheriff's Office is requesting all customers provide an email address where future invoices and statements will be sent. Please send an email to AR@sheriffleefl.org include your customer number and email address. Thank you!

This account is due and payable to: Office of the Sheriff, Lee County upon receipt.	Invoice Total:	\$1,228.00
---	----------------	------------

PLEASE RETURN BOTTOM PORTION WITH PAYMENT



Mail your remittance to:

Office of the Sheriff, Lee County

14750 Six Mile Cypress Parkway
Fort Myers, FL 33912
(239) 477-1351
AR@Sheriffleefl.org
TIN 59-6000705

Invoice Date	Invoice No.
11/10/2025	37399
Customer Number	
8991	
Invoice Total Due	
\$1,228.00	
Amount Paid	

8991
RIVERHALL COMMUNITY DEVELOPMENT DIST
ATTN: SHANE WILLIS 9220 BONITA BEACH RD SUITE 214
BONITA SPRINGS, FL 34135

Due Upon Receipt

INVOICE

Superior Waterway Services, Inc.
6701 Garden Rd, Suite #1
Riviera Beach FL 33404

DATE
11/6/2025

INVOICE #
109281

BILL TO

River Hall CDD
C/o: Wrathell, Hunt and Associates, LLC
9220 Bonita Beach Rd SE UNIT 214
Bonita Springs, FL 34135
Attn: Shane Willis

P.O. No.	Terms
October 20...	Net 30

QTY	DESCRIPTION	RATE	AMOUNT
	Monthly Lake Maintenance - Algae and Aquatic Plant Control for Sixty-Five (65) Lakes Quarterly Maintenance of Preserve areas Included. Service Performed in March, June, September, and December Monthly Littoral Maintenance Included Quarterly Maintenance of Two (2) Fountains Included. Service Performed in March, June, September, and December Month of Service: October 2025 Lee County Tax GF STORMWATER CONTROL AQUATIC MAINTENANCE	13,738.83 7.00%	13,738.83 0.00

Subtotal	\$13,738.83
Payments/Credits	\$0.00
Balance Due	\$13,738.83

Office: (561) 844-0248 Fax: (561) 844-9629
www.superiorwaterway.com

Thank you for your business.
A 1.5% late fee shall apply to any balance past due more than 30 days.

2300 Glades Rd.
Suite 410W
Boca Raton, FL 33431

Date	Invoice #
11/1/2025	2026-0155

River Hall CDD
PO Box 810036
Boca Raton, FL 334811

[illegible]

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

**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 lilies 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

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

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

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

115 Mr. Mitchell will contact the property owner.
116

117 **TENTH ORDER OF BUSINESS**

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

118
119
120
121 Carter Fence Company, Inc. Estimate #66932 was included for informational purposes.

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

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

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

129 This item will remain on the agenda.
130

131 **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 8th 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.

210 Discussion ensued regarding securing the rear of the CDD.

211

212 **EIGHTEENTH ORDER OF BUSINESS**

Adjournment

213

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

216

217

218

219

220

221

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

222
223
224
225
226

Secretary/Assistant Secretary

Chair/Vice Chair

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS
C

RIVER HALL COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
<i>River Hall Town Hall Center, located at 3089 River Hall Parkway, Alva, Florida 33920</i>		
¹ <i>River Hall Town Hall Center, Kids Room, located at 3089 River Hall Parkway, Alva, Florida 33920</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 2, 2025	Regular Meeting	3:30 PM
November 6, 2025 ¹	Regular Meeting	3:30 PM
December 4, 2025 <i>rescheduled to December 11, 2025</i>	Regular Meeting	3:30 PM
December 11, 2025	Regular Meeting	3:30 PM
January 8, 2026*	Regular Meeting	3:30 PM
February 5, 2026	Regular Meeting	3:30 PM
March 5, 2026	Regular Meeting	3:30 PM
April 2, 2026	Regular Meeting	3:30 PM
May 7, 2026	Regular Meeting	3:30 PM
June 4, 2026	Regular Meeting	3:30 PM
July 2, 2026	Regular Meeting	3:30 PM
August 6, 2026	Regular Meeting	3:30 PM
September 3, 2026	Regular Meeting	3:30 PM

Exception

**The January meeting date is one (1) week later to accommodate the New Year's Day Holiday*

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS
D



Wrathell, Hunt and Associates, LLC

TO: River Hall CDD Board of Supervisors

FROM: Shane Willis – Operations Manager

DATE: January 8, 2026

SUBJECT: Status Report – Field Operations

Fountains:

Timers current schedule: 9am -10pm daily.

FPL Easement Mowing: Current contract with P&T Lawn & Tractor Service is \$11,650.00. Bush hogging of the East and West side of River Hall Parkway is twice per year during the dry season. (November & May, contract expires May 2026).

Lake & Wetland Contract: Superior Waterways is maintaining the District's stormwater system and is providing weekly service reports and monthly waterway inspection reports.

- **NOTE:** Lakes 2-8F and Lakes 2-8E have been added to the contract bringing the total \$164,866.40. New aquatics & wetlands contract executed week of 9/25/25 for 2025-2027.

Landscape Maintenance Contract: 2025-2027 Landscape Agreement (\$193,287.00) executed week 9/25/25.

Front Entrance Fence Replacement: Staff was directed to provide additional proposal at the 12/11/25 meeting, due to the Holidays this will be placed on the 2/25/26 agenda.

Chestnut Grove Drive Lake Bank Repairs: Repairs completed 12/23/25, total cost \$760.00.

River Hall Parkway Streetlight Repairs: Repairs completed 12/18/25, total cost \$3,104.00.