

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

The Board of Supervisors of the River Hall Community Development District held 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.

Present:

Ken Mitchell	Chair
Paul D. Asfour	Vice Chair
Daniel J. Block	Assistant Secretary
Bob Cunningham	Assistant Secretary

Also present:

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

Residents present:

Pamela Becker	Robert Stark	Mark Gissiner	Patrick F. Infante
Robert H. Lorenzen	Anthony Wilson		

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 3:30 p.m. Supervisors Mitchell, Asfour, Block and Cunningham were present. One seat was vacant.

SECOND ORDER OF BUSINESS

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

Resident Robert Stark thanked the Board and Staff for making his seven years serving on the CDD Board a wonderful experience. He looks forward to another person joining the Board and wished the candidates the best.

Mr. Asfour and the Board thanked Mr. Stark for his service.

Resident Pamela Becker thanked the Board for addressing issues she raised at the last meeting and voiced her opinion that the pine straw on River Hall Parkway is much more attractive

than mulch. She suggested removal rather than replacement of entrance fencing discussed at the last meeting. Mrs. Adams stated that bids were requested and will be discussed during the Operations Report; the Board directed replacement, and a change to the aesthetics would require approval of the Design Review Committee (DRC).

Mr. Asfour and Mr. Adams stated that Ms. Becker’s concerns regarding removal of the ladder sign by the entrance are not a CDD matter. The consensus was that GreenPointe Marketing is responsible for maintaining that sign. It was noted that the ladder sign was removed.

THIRD ORDER OF BUSINESS

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**

Mr. Mitchell introduced and welcomed the four candidates. It was noted that a submission was received from Steven Fox after the deadline and will not be considered. Mr. Mitchell expressed support for adding a Board Member from Hampton Lakes or The Cascades.

The candidates discussed their qualifications and interest in serving on the CDD Board and responded to questions. The Board Members shared their impressions and noted that all four candidates are well qualified.

Mr. Block nominated Patrick Infante to fill Seat 4. No other nominations were made.

On MOTION by Mr. Block and seconded by Mr. Asfour, with Mr. Block, Mr. Mitchell and Mr. Cunningham in favor and Mr. Asfour dissenting, the appointment of Patrick F. Infante to Seat 4, was approved. [Motion passed 3-1]

B. Administration of Oath of Office (the following will be provided in a separate package)

Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Patrick Infante. He will review the following with Mr. Infante following the meeting:

- I. Required Ethics Training and Disclosure Filing**
 - **Sample Form 1 2023/Instructions**
- II. Membership, Obligations 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

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2026-02, Electing and Removing Officers of the District and Providing for an Effective Date

Mr. Adams presented Resolution 2026-02. Mr. Block nominated the following:

- Ken Mitchell Chair
- Paul D. Asfour Vice Chair
- Bob Cunningham Assistant Secretary
- Daniel J. Block Assistant Secretary
- Patrick F. Infante Assistant Secretary

No other nominations were made. This Resolution removes the following from the Board:

- Robert Stark Vice Chair

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

- Chuck Adams Secretary
- Craig Wrathell Assistant Secretary
- Craig Wrathell Treasurer
- Jeff Pinder Assistant Treasurer

On MOTION by Mr. Cunningham and seconded by Mr. Asfour, with all in favor, Resolution 2026-02, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

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

In Mr. Nott’s absence, the Monthly Report was included for informational purposes. Mrs. Adams will convey any concerns to Mr. Nott.

Mr. Asfour stated that he sent Mrs. Adams photos of erosion at Lake 4-1B that a resident believes could be caused by a neighbor.

Mrs. Adams stated that Superior will trim the three cypress trees behind the resident’s home next week, at a cost of about \$250. The 20’ tall trees can only be trimmed by one third.

SIXTH ORDER OF BUSINESS

Update: School Zone Signage

Mr. Krebs recalled many emails to the manufacturer’s contact in early December about the school zone signage turning off or losing connection. The manufacturer was copied on the emails. A new modem will be sent for sign #404, which is the most troublesome. He will continue addressing ongoing connection and software issues with the representative and the manufacturer.

Mr. Mitchell asked about having the manufacturer reimbursing the CDD for the expense to get the system operating properly. Mr. Krebs stated he will calculate the hours and speak with Jabari, as equipment might need to be replaced as part of the warranty replacement.

It was noted that the signs were operational today and Sheriffs were present this morning. Mr. Krebs stated he keeps very accurate track of his time allocated to the project.

SEVENTH ORDER OF BUSINESS

Continued Discussion: Bowman Consulting Group LTD River Hall Lake Investigation Memo

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

Mr. Krebs presented the report and noted the following:

- Many isolated erosion locations are noted. The photographs reveal many exposed areas that normally remain under water and do not require repair.
- True areas of erosion include areas measuring 9” or greater, and areas of isolated, concentrated flow that is eroding.
- When erosion related to resident downspouts or broken irrigation lines is verified, District Management will be given information including the GPS location.

Discussion ensued regarding the report, examples of erosion issues, causes of erosion and areas on lake banks maintained by homeowners.

Staff will work together on this and letters will be sent to homeowners when appropriate.

EIGHTH 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. Block, with all in favor, the 2025 Goals and Objectives Reporting, was ratified.

B. October 1, 2025 - September 30, 2026

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

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of November 30, 2025

On MOTION by Mr. Asfour seconded by Mr. Cunningham, with all in favor, the Unaudited Financial Statements as of November 30, 2025, were accepted.

TENTH ORDER OF BUSINESS

Approval of December 11, 2025 Regular Meeting Minutes

The following change was made:

Line 74: Change "lilies" to "levels"

On MOTION by Mr. Block and seconded by Mr. Asfour, with all in favor, the December 11, 2025 Regular Meeting Minutes, as amended, were approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Engineer: Hole Montes

Mr. Krebs stated that, in addition to compiling a list of repairs for the lakes, he is working on nutrient reduction according to the statewide policy.

B. District Counsel: Coleman, Yovanovich & Koester

Mr. Urbancic stated that a new Legislative Session is underway. 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: February 5, 2026 at 3:30 PM**
 - **QUORUM CHECK**

All Supervisors confirmed their attendance at the February 5, 2026 meeting.

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

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

Mr. Mitchell asked who paid for the Chestnut Grove Drive lake bank repairs. Mr. Willis stated the CDD paid for the lake bank repairs, and the homeowner paid for the downspout repairs, which he believes were the homeowner's previous contractor's work. District Management's consensus was that, if the original contractor's work failed, the homeowner could have used her warranty with them.

TWELFTH ORDER OF BUSINESS

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

Mr. Wilson asked which Seats will be up for election in November 2026. It was noted that Seats 4 and 5 will be up for election.

Mr. Wilson congratulated Mr. Infante and thanked the Board for their consideration.

THIRTEENTH ORDER OF BUSINESS

Supervisors' Comments/Requests

Mr. Asfour recalled a series of email explanations previously provided and asked Mr. Krebs to explain how the water is replenished from the wells for irrigation, as lake levels are dropping and residents ask why they are dropping, despite wells that replenish for irrigation.

Mr. Krebs stated that South Florida is gathering the pumping data for the last twelve months; he will share it with the Board as soon as it is received.

Regarding Mr. Asfour's question, Mr. Krebs suggested the water level of the lakes and where the groundwater is. In the dry season, groundwater continues to drop, and the level will be pretty consistent with where lake levels are now. Adding more water into the lake will not replenish the level of the lake because the groundwater is not rising with it. The irrigation permits are set up so that, for every gallon taken from the lakes to irrigate the homes or the golf course, water can be taken from the deep aquifers, not the groundwater aquifers, and put back in, so that the drop in the groundwater level does not increase; that will not raise the level of the lakes.

Mr. Adams stated it is a one-for-one replacement. If one gallon is taken out, one gallon can be put back in; the level of the lake cannot be artificially raised because all that water would bleed into the groundwater table.

Mr. Krebs stated it is not intended to artificially raise those levels; it is basically intended so that irrigation activities do not dewater the groundwater aquifers. As water is pulled out and

distributed, it can be drawn from the deep aquifers and put back into the lake at a 1:1 level and that way the groundwater basically stays the same.

Mr. Adams stated that, otherwise, a depression is created in the pond being withdrawn from and the water from the surrounding groundwater comes to that void, which lowers the ponds even more.

Mr. Mitchell recalled Mr. Stark advising that several pumps are not working. He asked if that is the CDD's responsibility. Mr. Krebs stated that the permit is in the HOA's name. Mr. Adams noted that the pumps being referred to belong to the community, not the CDD.

Discussion ensued regarding other factors that affect lake levels, including evaporation, use of groundwater wells, the ongoing water drought, water restrictions, limiting watering to twice per week, and water usage.

Mr. Adams stated the rainy season ended with a 15" to 17" deficit.

Mr. Asfour noted that, in this example, the number of homes does not matter. Mr. Krebs agreed and stated the calculation is based on the estimated green area to be irrigated, based on the projected density, product type, and how much of that is going to be irrigated lawn and how much will be golf course. Wetlands and areas that will not be irrigated are excluded, to determine an irrigatable acreage. The depth necessary to have a healthy lawn is then calculated, and that goes into figuring out the monthly allocation for irrigation use. While the more homes there are, the more water is used, the calculation does not consider the number of homes; rather, it is the amount of green area. The master distribution takes the acreage requiring water into account; residents utilizing more water than allowed is an HOA and irrigation rules matter.

With regard to questions and complaints about the pump stations, Mr. Krebs stated he will follow up again.

Discussion ensued regarding whether the 22 lots transferred from Ashton Oaks to The Cascades are buildable. It was noted that lots and rights to build were transferred, lot sizes were increased, and any remaining units can still be built.

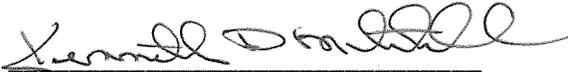
Mr. Infante thanked the Board for their votes of confidence in his appointment.

FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Cunningham and seconded by Mr. Block, with all in favor, the meeting adjourned at 4:34 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair