

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

The Board of Supervisors of the River Hall Community Development District held a Regular Meeting on February 5, 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
Patrick F. Infante	Assistant Secretary

Also present:

Chuck Adams	District Manager
Cleo Adams	District Manager
Shane Willis	Operations Manager
Greg Urbancic (via telephone)	District Counsel
Charlie Krebs	District Engineer
Chief Robert Rewis	Alva Fire Department
Andy Nott	Superior Waterways
Anthony Wilson	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)

Resident Anthony Wilson reported that the irrigation on River Hall Parkway activates daily despite water restrictions. He voiced his opinion that grass is not growing in some areas because

it was cut too short, and noted that, when the sprinklers are on, more water sprays on the roadway than on the turf.

Mrs. Adams thanked Mr. Wilson for the information and stated Staff will address the issues.

THIRD ORDER OF BUSINESS

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

Mr. Nott presented the Monthly Report and stated that a large amount of lake bank is exposed. He anticipates having additional crews and resources on site in order to keep up with weeds and grasses that will sprout with any rain. Algae was treated in some lakes.

Regarding the Report, Mr. Nott stated that it includes December treatment dates and the January inspection date, in order to meet the deadline for inclusion in the agenda.

FOURTH ORDER OF BUSINESS

Update: School Zone Signage

Mr. Krebs stated that one sign is operational. He emailed Lykins regarding the extra sign that has been off for two weeks, and about the Board’s dissatisfaction with the system’s performance and the extra sign that has not been removed in three months. He informed Lykins that the Board wants a refund or signs at no cost because the signs have taken far longer than they should have. A response is pending. The one sign is functioning; however, due to the offline status, it is unable to receive any updates. The system is working, but it requires extensive oversight.

Mrs. Adams will email the contract to Mr. Urbancic.

Mr. Urbancic will review the contract and advise of available remedies.

FIFTH ORDER OF BUSINESS

**Discussion: Additional Street Lights on NW
Corner of Hampton Blvd and River Hall
Pkwy**

Mr. Infante discussed resident complaints about children waiting in the dark at bus stops. He displayed photos and noted that the streetlights are on the median and asked if a streetlight can be added on the sidewalk side.

Mr. Krebs stated that the request can be submitted to the County. It is a simple request but it must go through the County so that no issues arise later.

The Board and Staff discussed the photos, obtaining an estimate from Bentley Electric for an aesthetically similar lighting solution, whether installing a spotlight at the Amenity Center parking lot would suffice, whether bollard or solar lights will suffice, and bus stop locations.

Mr. Krebs will request proposals and find out if a permit is required.

SIXTH ORDER OF BUSINESS

Discussion: River Hall Pkwy Lift Odor

Mr. Krebs stated the County responded to several of his emails regarding the issue. He advised that the County is aware of the issue and is researching options. He believes the telemetry of the pump station will be examined to determine how often it is running, whether the pumps need to be upgraded, etc.

Mr. Mitchell suggested the Board not entertain any new bond issues until GreenPointe puts pressure on Lee County Utilities to address the issue. He thinks they are beyond capacity or need to be upgraded, and the Developer should resolve the issue due to the extent of the problem.

Discussion ensued regarding the need for GreenPointe to resolve this, whether a bond issue can be withheld, and the need for Lee County Utilities to take action.

Mr. Krebs stated that every time the lift station cycles, it pushes air out. The County will inspect how the pump operates and determine if additional air control measures are needed.

It was noted that 1,900 homes were originally anticipated, but there are currently 3,400 homes.

Mr. Adams stated that GreenPointe would have guaranteed adequate capacity for the additional homes. He stated it appears that a scrubber was installed but he cannot tell if it is working and properly sized.

This item will remain on the agenda.

SEVENTH ORDER OF BUSINESS

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

Mrs. Adams stated that an updated Memo was distributed.

Mr. Krebs presented the Memo, which summarized all the areas in question and includes addresses and photos. Mr. Krebs and Mr. Willis will inspect these areas with GulfScapes, who will provide pricing. Comparisons can be made from when photos were taken in the fall and the current conditions and issues will be addressed.

Mr. Block asked if letters will be sent regarding residential irrigation lines and stormwater runoff.

Mr. Krebs stated that Mrs. Adams will be informed of any broken irrigation lines and necessary residential repairs and costs will be provided. Irrigation lines will be repaired and homeowners will be informed of repairs for which they are responsible, along with the associated costs for those repairs.

Discussion ensued regarding residential repairs, including roof drains that must be repaired at the homeowners' expense to prevent or address damage to the CDD lake bank, which can cause the CDD to become out of compliance with the permit. Those repairs must be completed before the CDD can complete the necessary lake bank remediations.

Mr. Krebs discussed washouts and erosion and noted that, in some cases, two homeowners have shared the cost of repairs between their homes.

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

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of December 31, 2025

Discussion ensued regarding overages in the "Trustee", "Bank Fees" and "Entry & walls maintenance" line items.

The financials were accepted.

NINTH ORDER OF BUSINESS

Approval of January 8, 2026 Regular Meeting Minutes

The following change was made:

Line 208: Insert "the water level of" after "thinking of"

On MOTION by Mr. Block and seconded by Mr. Asfour, with all in favor, the January 8, 2026 Regular Meeting Minutes, as amended, were approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Engineer: Bowman Consulting Group LTD

• Water Usage (for informational purposes)

Mr. Krebs distributed and discussed an email to Mr. Asfour which indicates that the community has not exceeded the monthly maximum allocation of water. If a shortage of water occurs, he would look at the pumps and the pressure. He noted that, in some communities, water levels will be turned down to prevent residents from watering their lawns overnight. As far as the South Florida Water Management District (SFWMD) permit, the CDD is in compliance with the permit.

Discussion ensued regarding irrigation in Hampton Lakes and water conservation.

• Lake Shore Repairs

This item was discussed during the Seventh Order of Business.

B. District Counsel: Coleman, Yovanovich & Koester

Mr. Urbancic stated that he continues monitoring the legislative session. 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: March 5, 2026 at 3:30 PM

○ QUORUM CHECK

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

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

There was no report.

ELEVENTH ORDER OF BUSINESS

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

Chief Robert Rewis asked about the sale of the property adjacent to the Fire Station. Mr. Cunningham believes the seller decided to wait until market conditions improve.

TWELFTH ORDER OF BUSINESS

Supervisors' Comments/Requests

Mr. Asfour noted that both Public Comments agenda items state "non-agenda" items. It was noted that the Second Order of Business will be changed to "Public Comments - Agenda Items".

Mr. Asfour asked for an update on Carter Fencing.

Mr. Willis stated that, in August 2023, Mr. Asfour informed the Board that vehicles were travelling between the Sagittaria Lane area, and that a fence was needed to block those vehicles. At the same time, the Board was considering a perimeter fence and approved a not-to-exceed amount of \$17,229 to install 850' of fencing to stop vehicles from entering the property at that location. Carter Fence completed that project on time. In November 2024, Mr. Asfour advised that complaints were received about pedestrians entering the property so an additional \$2,600 was requested to tie the fence into the berm. Carter Fence completed that project on time. Both items were included in the meeting minutes.

Discussion ensued regarding work completed by Carter Fence, bids requested from other contractors, and difficulty locating a vendor to install composite fence.

It was noted that the composite fence serves no purpose and that Pamela Becker suggested removing the damaged decorative fencing adjacent to Palm Beach Boulevard. Mr. Willis will obtain proposals to remove the fence.

Mr. Block stated that approximately 50' of grass appears to be dead on the left-hand side between the sidewalk and the road, by the gate exiting the Country Club, . It was noted that Staff will confirm whether the area in question is CDD property. Dead grass and vegetation will be replaced when warmer temperatures return and the rainy season begins.

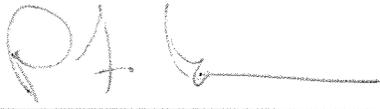
On MOTION by Mr. Asfour and seconded by Mr. Block, with all in favor, removal of damaged decorative fencing on Palm Beach Boulevard, in a not-to-exceed amount of \$5,000, was approved.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Asfour and seconded by Mr. Block, with all in favor, the meeting adjourned at 4:18 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair