

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

The Board of Supervisors of the River Hall Community Development District held a Regular Meeting on April 2, 2026 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 (via telephone)	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
Robert Rewis	Fire Chief
Karen Asfour	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 3:30 p.m. Supervisors Asfour, Block, Cunningham and Infante were present. Supervisor Mitchell attended via telephone.

On MOTION by Mr. Block and seconded by Mr. Infante, with all in favor, authorizing Mr. Mitchell's attendance and full participation, via telephone, due to exceptional circumstances, was approved.

SECOND ORDER OF BUSINESS

Presentation of Recognition Award to Former Supervisor Robert Stark

Mr. Adams stated Mr. Stark is not present today to accept this award.

Mr. Asfour stated it is a beautiful plaque and read the inscription, as follows:

“Presented with sincere appreciation to Robert Stark for recognition of your outstanding service to the River Hall Community Development District. December 2018 – December 2025.”

THIRD ORDER OF BUSINESS

Public Comments – Agenda Items (3 minutes per speaker)

Fire Chief Robert Rewis asked if it is true that the CDD oversees the emergency gates that control the areas between River Hall and Portico, including Cascades and Hamptons. If so, the fire department would like the CDD to change them from being manually controlled with chains and padlocks access gates to being battery-operated with a remote for fire rescue trucks to access the community in an emergency.

Mr. Adams stated, if the consensus is to approve the request, Staff will verify who owns the gates so this matter can be addressed without needing to revisit it at the next meeting.

On MOTION by Mr. Cunningham and seconded by Mr. Block, with all in favor, allowing local Fire-Rescue to place emergency access transponders on CDD gates, was approved.

FOURTH ORDER OF BUSINESS

Presentation of Supplement #4 to the Engineer’s Report

This item was tabled to the next meeting.

FIFTH ORDER OF BUSINESS

Presentation of Sixth Supplemental Special Assessment Methodology Report for Assessment Area 6

This item was tabled to the next meeting.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2026-04, Supplementing its Resolution 2005-18 by Authorizing the Issuance of its River Hall Community Development District Capital Improvement Revenue Bonds, Series 2026 (Assessment Area 6), in an Aggregate Principal Amount Not Exceeding \$10,000,000 for the Purpose of Acquiring and Constructing Assessable Improvements; Delegating to the Chair or Vice Chair of the Board of Supervisors of the District the Authority to Award the Sale of Such Bonds to FMSbonds, Inc., Subject to Compliance with the Applicable Provisions Hereof, by Executing and Delivering to Such Underwriter a Bond Purchase Contract and

Approving the Form Thereof; Approving the Form of and Authorizing the Execution of a Seventh Supplemental Trust indenture; approving U.S. Bank Trust Company, National Association as the Trustee, Bond Registrar and Paying Agent for Such Series 2026 Bonds; Making Certain Findings; Approving the Form of Such Bonds; Approving the Form of the Preliminary Limited Offering Memorandum and Authorizing the Use By the Underwriter of the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum and the Execution of the Limited Offering Memorandum; Approving the Form of the Continuing Disclosure Agreement and Authorizing the Execution Thereof; Authorizing Certain Officials of the District and Others to Take All Actions Required in Connection with the Issuance, Sale and Delivery of Said Bonds; Providing Certain Other Details with Respect to Said Bonds; and Providing an Effective Date

This item was tabled to the next meeting.

SEVENTH ORDER OF BUSINESS

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

Mr. Asfour stated Mr. Nott is absent and asked if there were any questions about the lakes that can be forwarded to him.

There were no questions.

EIGHTH ORDER OF BUSINESS

Update: School Zone Signage

Mr. Krebs stated he confirmed the second signage location, which is in the back of a residential lot; a second gate must be installed in the area. Mr. Asfour stated the CDD is authorizing the HOA to install the gate at the HOA's cost.

Regarding school zone signage, Mr. Krebs stated upgrades to the Blink Link System appear to be working.

RIVER HALL CDD
NINTH ORDER OF BUSINESS

April 2, 2026

**Continued Discussion: Additional Street
Light Request on NW Corner of Hampton
Blvd and River Hall Pkwy**

Mr. Krebs stated he continues researching the pricing and is awaiting the costs.

This item will remain on the agenda.

TENTH ORDER OF BUSINESS

**Continued Discussion: River Hall Pkwy Lift
Station Odor**

Mr. Krebs stated the last comment regarding an odor was related to a ground water well.

Mr. Mitchell stated that #8 is a pump station, not a lift station, and he previously discussed this with Mr. Krebs. There is an odor, but nothing can be done about it.

This item will be removed from future agendas.

ELEVENTH ORDER OF BUSINESS

Discussion: Littoral Zones & Irrigation

Mr. Infante stated he emailed Mr. Willis regarding the littoral zones. He called attention to a photograph of a dry lake bank and asked about watering the littoral zones and what can be done about a deficiency in the Hampton Lakes pump station that hinders the sprinkler systems from watering that area.

Discussion ensued regarding how best to keep the littorals alive, lake certification, irrigation pumps, replanting the littorals, if residents can be forced to adjust their sprinklers to water the littorals, the HOA, and whether this item is a CDD issue.

TWELFTH ORDER OF BUSINESS

**Acceptance of Unaudited Financial
Statements as of February 28, 2026**

Asked if the CDD is solvent, Mr. Adams replied affirmatively.

The financials were accepted.

THIRTEENTH ORDER OF BUSINESS

**Approval of March 5, 2026 Regular Meeting
Minutes**

The following changes were made:

Line 88: Change "Chestnut Row" to "Chestnut Grove"

On MOTION by Mr. Cunningham and seconded by Mr. Infante, with all in favor, the March 5, 2026 Regular Meeting Minutes, as amended, were approved.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

A. District Engineer: Bowman Consulting Group LTD

B. District Counsel: Coleman, Yovanovich & Koester

There were no reports from District Counsel or the District Engineer.

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

- **NEXT MEETING DATE: May 7, 2026 at 3:30 PM**

- **QUORUM CHECK**

All Supervisors confirmed their attendance at the May 7, 2026 meeting.

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

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

Mr. Willis stated the berm repairs and lake repairs will commence on April 20, 2026 and Carter Fence will remove the front gate concrete fence on April 14, 2026.

FIFTEENTH ORDER OF BUSINESS

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

No members of the public spoke.

SIXTEENTH ORDER OF BUSINESS

Supervisors' Comments/Requests

Mr. Infante asked if the Board would be opposed to having LCSO install temporary electronic speed boards on River Hall Parkway at no charge.

Discussion ensued regarding the portable trailers, speeding issues in the community, and the monthly traffic report.

Mr. Willis stated that the CDD is on a waitlist for the portable speeding trailers.

SEVENTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Cunningham and seconded by Mr. Infante, with all in favor, the meeting adjourned at 4:05 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair