MINUTES OF MEETING
RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the River Hall Community Development District held a Regular Meeting on June 11, 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:

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
Amanda Cochran	District 5 Lee County Commission Candidate
Robert Stark	River Hall HOA
Charlie Krebs	District Engineer

Residents present:

Steven Fox   Michael Witt   Robert Lorenzen   David Ocampo   Other residents

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. One seat was vacant.

SECOND ORDER OF BUSINESS **Public Comments – Agenda Items (3 minutes per speaker)**

No members of the public spoke.

THIRD ORDER OF BUSINESS **Consider Appointment of Qualified Elector to Fill Unexpired Term of Seat 3; Term Expires November 2028**

A. Candidates

I. Steven Fox

Mr. Asfour stated a candidate applying for appointment to Seat 3 is also running for Seat 5 in the General Election. It appears that, if he is appointed to Seat 3, he can still be on the ballot for Seat 5.

Steven Fox stated he intends on withdrawing from the General Election race for Seat 5, if appointed to Seat 3.

Discussion ensued regarding the recommendation for candidates wishing to withdraw to do so during the candidate qualification period.

II. Robert Laired

It was noted that Mr. Laired did not send the required resume and will not be considered today.

III. Robert H. Lorenzen

Mr. Infante nominated Steven Fox to fill Seat 3.

Mr. Cunningham nominated Robert Lorenzen to fill Seat 3.

No other nominations were made.

On MOTION by Mr. Cunningham and seconded by Mr. Block, with Mr. Cunningham and Mr. Block in favor and Mr. Infante and Mr. Asfour dissenting, the appointment of Robert H. Lorenzen to Seat 3, was not approved. [Motion failed 2-2]

On MOTION by Mr. Infante and seconded by Mr. Asfour, with Mr. Infante and Mr. Asfour in favor and Mr. Cunningham and Mr. Block dissenting, the appointment of Steven Fox to Seat 3, was not approved. [Motion failed 2-2]

Mr. Asfour stated this item will be included on the next agenda. He suggested Mr. Fox and Mr. Lorenzen remain under consideration, and recommended readvertising the vacancy.

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

I. Required Ethics Training and Disclosure Filing

- **Sample Form 1 2025/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

C. Consideration of Resolution 2026-05, Electing and Removing Officers of the District and Providing for an Effective Date

These items were deferred.

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

Mr. Nott stated the lake banks look good, considering the low water levels. As rains begin, torpedo grass and duckbill germination is expected, and crews are prepared for that. The property looks good overall. More aggressive treatment of lilies produced good results.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2026-09, Approving a Proposed Budget for Fiscal Year 2026/2027 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date**

Mr. Adams presented Resolution 2026-09. He reviewed the proposed Fiscal Year 2027 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2026 budget, and explained the reasons for any changes. The budget is substantially similar to the Fiscal Year 2026 budget. Assessments are proposed to remain flat year-over-year.

On MOTION by Mr. Cunningham and seconded by Mr. Infante, with all in favor, Resolution 2026-09, Approving a Proposed Budget for Fiscal Year 2026/2027 and Setting a Public Hearing Thereon Pursuant to Florida Law for September 3, 2026, at 3:30 p.m., at the River Hall Town Hall Center, Kids Room, located at 3089 River Hall Parkway, Alva, Florida 33920; Addressing Transmittal, Posting and

Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2026-10, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2026/2027 and Providing for an Effective Date**

Mr. Adams presented Resolution 2026-10.

On MOTION by Mr. Block and seconded by Mr. Cunningham, with all in favor, Resolution 2026-10, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2026/2027 and Providing for an Effective Date, was adopted.

SEVENTH ORDER OF BUSINESS **Discussion/ Consideration of Extending Boundary Fencing Adjacent to Lake 3-4B (Requested by River Hall Country Club HOA)**

- **Easement Agreement**

Resident Robert Stark, of the River Hall HOA, referred to an exhibit and discussed six crossover points between Hampton Lakes and River Hall Country Club, and fences and gates installed by the Developer that extend down to the "control line," for example, the grass line at the top of the lake. As lake levels subside, residents can walk around the gates and enter communities where they do not belong. The River Hall HOA is willing to fund fence extensions from the ends of these gates on CDD property. The HOA is requesting an Installation Maintenance Easement from the CDD to extend the fences into the lakes to the approximate low water mark, at the expense of the River Hall HOA. It was noted that the fences would connect to existing fences, not gates, to allow passthrough from one community to the other but to prevent access between the communities when water levels are low.

Resident Michael Witt asked if a rendering is available.

Discussion ensued regarding pictures of existing fences at the top of the bank and the 6' tall black vinyl chain link fence proposed in areas subject to submersion and erosion.

Mr. Asfour voiced his opinion that the proposed fence looks nice.

Discussion ensued regarding ongoing attempts by contractors to bypass the Developer's roadblocks utilizing these open access points rather than via the gates.

Mr. Adams stated these are not random land bridges; rather, they are required earth and berm components of the drainage system to be secured and protected.

Mr. Stark stated the River Hall HOA will fund and maintain the extensions.

On MOTION by Mr. Cunningham and seconded by Mr. Infante, with all in favor, authorizing the HOA to extend the boundary fencing adjacent to Lake 3-4B, subject to District Counsel finalizing an appropriate Easement Agreement, and authorizing the Vice Chair to execute, was approved.

Discussion ensued regarding legal descriptions to be drafted by Mr. Urbancic.

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

Mr. Infante discussed ongoing efforts to convince the school board to move the bus stop and stated that he observed that both corners of the area are dark. He suggested installing a dual light at the median extending out of the HOA gates, which he believes would be less costly because the area has power.

Discussion ensued regarding the HOA right-of-way, whether a survey is needed, alternative bus stop locations, increasing the light lumens at the existing bus stop, trimming the tree, what the HOA might need to do before any action can be taken, and previous discussions and approvals noted in the minutes.

The consensus was to increase the lumens of each existing light on the two CDD controlled poles, and to ask the HOA to consider adding a pole on its median if the changes are inadequate.

NINTH ORDER OF BUSINESS **Acceptance of Unaudited Financial Statements as of April 30, 2026**

Mr. Adams stated the CDD is solvent and very efficient.

Mr. Willis stated no hogs have been trapped since March or April. He asked for the reports of sightings to continue; traps will be moved, as necessary.

The financials were accepted.

TENTH ORDER OF BUSINESS **Approval of May 7, 2026 Regular Meeting Minutes**

Mr. Infante referred to Mr. Asfour's request on Line 116 that members of the public treat one another with respect. He asked for the same courtesy among the Board Members and voiced his opinion that he was met with a lack of respect when he read his points into the record.

Mr. Asfour stated he has been on the Board since 2012. In his opinion, the Board Members have always been civil despite disagreements and bickering between the Board Members is unnecessary. He thanked Mr. Infante for his comment.

Regarding the statement that the planned amendment to the water use permit will increase the amount of groundwater available for resident use, Mr. Krebs discussed the Developer's amendment for additional wells that would increase the amount of groundwater that the Developer can utilize for irrigation. The Developer must replace every gallon of water removed from specific lakes to ensure that the lakes are not dewatered. While there are connected cascading basins, all the CDD's lakes are not interconnected.

Discussion ensued regarding water management, irrigation and lake levels.

The following change was made:

Line 145: Delete "31:30"

Regarding Lines 413 through 415, Mr. Infante voiced his opinion that the decision to install brighter bulbs was not made at the previous meeting; however, the decision was made today, so no change is necessary.

Lines 419 through 420: Delete "between the CDD and Portico"

On MOTION by Mr. Block and seconded by Mr. Infante, with all in favor, the May 7, 2026 Regular Meeting Minutes, as amended, were approved.

ELEVENTH ORDER OF BUSINESS **Staff Reports**

A. District Engineer: Bowman Consulting Group LTD

Mr. Krebs stated Lykins-Signtek advised that they removed all signs. He will walk the property with Jabari to see what was missed, in addition to the second speed sign and a crossing sign that he has already noted.

Mr. Krebs will inspect the lakeshore bank erosion repairs with Blake.

B. District Counsel: Coleman, Yovanovich & Koester

There was no report.

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

- **NEXT MEETING DATE: July 2, 2026 at 3:30 PM**
  - **QUORUM CHECK**

Supervisors Asfour, Cunningham, Infante and Block confirmed their in-person attendance at the July 2, 2026 meeting.

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

There was no report.

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

Resident David Ocampo noted the low water pressure and asked about the CDD's control of irrigation pumps. He thinks it might be a pump capacity issue and asked where the pump is positioned in the lake.

Mr. Willis stated the irrigation system is not a CDD asset. It is an HOA asset managed and operated by the HOA, including the submerged pumps and the dry pumps in the pumphouse; therefore, questions should be directed to the HOA including questions about priming the pump, which might need water management approval for any equipment changes.

Mr. Adams stated the water use permit is not in the CDD's name.

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

Mr. Asfour noted that the bond issue did not pass at the previous meeting; it did not fail, but it did not pass, and there is a difference. He stated that GreenPointe indicated their willingness to discuss concessions in order to move the bond issue along. He has no issue with that and has voiced his objections, as did Mr. Infante, who lives in Hampton Lakes. He suggested Mr. Infante meet with Mr. Miars of GreenPointe to discuss the concessions.

While a Board Member can meet with any vendor at any time, Mr. Urbancic advised that it is only acceptable as long as it is a fact finding discussion and not a negotiation; no Board Member is entitled or responsible to negotiate on behalf of the CDD. Mr. Infante is well aware of this restriction. If that meeting can occur before the next meeting, the bond issue can be included on the July agenda. It was noted that, if a new Board Member is appointed at the next meeting, they cannot abstain from voting due to lack of time to consider the matter in advance.

Discussion ensued regarding why Mr. Infante might meet with the Developer rather than requesting documentation in writing.

It was noted that the agenda package is included on the CDD website before the meetings.

Regarding previous discussion and public comments about the Board's reasons for not approving proceeding with the bond without regard for existing residents, Mr. Infante read the following:

"Under Chapter 190 which governs the CDD, Florida Statutes, the purpose of a Community Development District is to plan, finance, construct, operate and maintain community infrastructure and services. As a result, the Board's responsibilities include both facilitating authorized development and ensuring the continued operation and maintenance of infrastructure and facilities upon which existing residents rely. When exercising discretionary powers including consideration of bond issuance, the Board should consider both responsibilities."

Mr. Infante voiced his opinion that quality of life matters and work in the interest of existing residents is part of the Board's decision to approve or deny bond issuances.

Mr. Asfour noted that bond issuances are discretionary; valid reasons for bond issuance are needed, which is why the reasons were read into the record. He voiced his opinion that a lawsuit is not needed and stated the matter will be considered and discussed in the future.

FOURTEENTH ORDER OF BUSINESS **Adjournment**

On MOTION by Mr. Block and seconded by Mr. Cunningham, with all in favor, the meeting adjourned at 4:22 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

Secretary/Assistant Secretary

Chair/Vice Chair