

# **RIVER HALL**

## **COMMUNITY DEVELOPMENT DISTRICT**

**November 5, 2020**

**BOARD OF SUPERVISORS**

**REGULAR MEETING**

**AGENDA**

**River Hall Community Development District**  
**OFFICE OF THE DISTRICT MANAGER**  
**2300 Glades Road, Suite 410W•Boca Raton, Florida 33431**  
**Phone: (561) 570-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013**

October 29, 2020

Board of Supervisors  
River Hall Community Development District

Dear Board Members:

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

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY**

**TELEPHONE:**

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

**CONFERENCE ID: 8593810#**

The Board of Supervisors of the River Hall Community Development District will hold a Regular Meeting on November 5, 2020, at 3:30 p.m., at 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 (3 minutes per speaker)
  3. Developer Update: Development and Master Association Activities
  4. Update: Perimeter Access Control Initiatives
  5. Update: Traffic Study/Speed Reduction Request SR 80
  6. Update: School Zone Signs on River Hall Parkway
  7. Consideration of GulfScapes Landscape Management Services Clusia Installation and Maintenance Proposals
    - A. #2165 (Installation)
    - B. Change Order (Maintenance)
  8. Acceptance of Unaudited Financial Statements as of September 30, 2020
  9. Approval of October 1, 2020 Regular Meeting Minutes
  10. Staff Reports
    - A. District Engineer: *Hole Montes*
    - B. District Counsel: *Coleman, Yovanovich & Koester*
    - C. District Manager: *Wrathell, Hunt and Associates, LLC*
- NEXT MEETING DATE: December 3, 2020 at 3:30 P.M.

○ QUORUM CHECK

Paul Asfour	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
Michael Morash	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
Kenneth Mitchell	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
Joseph Metcalfe, III	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No
Robert Stark	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> No

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

11. Public Comments: Non-Agenda Items *(3 minutes per speaker)*
12. Supervisors' Comments/Requests
13. 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

**RIVER HALL**  
**COMMUNITY DEVELOPMENT DISTRICT**

**7A**

**GulfScapes Landscape Management Svcs.**

PO Box 8122  
Naples, FL 34101  
239-455-4911



# Proposal

**ADDRESS**

River Hall CDD  
c/o Wrathel, Hart, Hunt & Associates,  
LLC  
9220 Bonita Beach Rd., #214  
Bonita Springs, FL 34135

**PROPOSAL #** 2165  
**DATE** 10/29/2020

DESCRIPTION	AMOUNT
Install 115 - 15 gal Calusia along the new fence line near guard gate ( 4-5 ft tall)	13,225.00
Install a irrigation drip system for 550 feet, which would be installed along/under calusia hedge	980.00
Install 40 Bales of pine straw	200.00
-----	
TOTAL	<b>\$14,405.00</b>

Accepted By

Accepted Date



RIVER HALL PKWY

HERONS VIEW DR

ANGELICA DR

AR ALIA CT

HAMPTON BLVD

**RIVER HALL**  
**COMMUNITY DEVELOPMENT DISTRICT**

**7B**

# GulfScapes

Landscape Management Services

P.O. Box 8122  
Naples, FL 34101  
PH 239-455-4911  
Fax 239-791-1264  
[www.gulfscapeslandscape.com](http://www.gulfscapeslandscape.com)

October 29, 2020

Cleo Adams  
River Hall Community Development District

RE: Change order

Dear Cleo,  
Attached is our proposal for the weekly maintenance for trimming new hedge installed along the new fencing. Start date would be at the completion of the fence install

## Proposal

<b>Monthly Maintenance Service:</b>	<b>\$200.00</b>
<b>Total Annual Maintenance Cost:</b>	<b>\$2,400.00</b>

### Services included:

- Trimming off all Calusia
- Irrigation Maintenance
- Chemical/ Fertility program
- Weeding of beds

GulfScapes Landscape Management Services is a full service landscape company providing landscape maintenance and renovation services. We have the expertise and staff to provide service to properties requiring weekly maintenance as well as sites requiring full-time on-site staff. We understand the emotional and economic value of a well maintained landscape and are prepared to provide you with the high level of quality and service you deserve. If you have any questions or need additional information, please call us at 239-823-1254.



Sincerely,

Chuck Tenley

**RIVER HALL**  
**COMMUNITY DEVELOPMENT DISTRICT**

**8**

**RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
SEPTEMBER 30, 2020**

**RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2020**

	General Fund	Debt Service Fund Series 2011	Debt Service Fund Series 2020A	Capital Projects Fund Series 2011	Capital Projects Fund Series 2020A	Total Governmental Funds
<b>ASSETS</b>						
SunTrust	\$ 713,694	\$ -	\$ -	\$ -	\$ -	\$ 713,694
Investments						
SBA	5,268	-	-	-	-	5,268
Reserve	-	-	206,925	-	-	206,925
Capitalized interest	-	1	167,121	-	-	167,122
Interest A-1	-	1	-	-	-	1
Revenue A-1	-	545,733	-	-	-	545,733
Revenue A-2	-	423,118	-	-	-	423,118
Prepayment A-1	-	1,280,291	-	-	-	1,280,291
Construction	-	-	-	972,825	6,708,493	7,681,318
Cost of issuance	-	-	1,700	-	-	1,700
Deposits	1,622	-	-	-	-	1,622
Accounts receivable - RH Venture II	-	30,423	-	-	-	30,423
Assessments receivable-off roll	320	1,170	-	-	-	1,490
Prepaid expense	5,500	-	-	-	-	5,500
Undeposited funds	5,800	-	-	-	-	5,800
Total assets	<u>\$ 732,204</u>	<u>\$ 2,280,737</u>	<u>\$ 375,746</u>	<u>\$ 972,825</u>	<u>\$ 6,708,493</u>	<u>\$11,070,005</u>
<b>LIABILITIES AND FUND BALANCES</b>						
Liabilities:						
Accounts payable	\$ 34,366	\$ -	\$ -	\$ -	\$ -	\$ 34,366
Total liabilities	<u>34,366</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>34,366</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>						
Deferred receipts	-	30,423	-	-	-	30,423
Total deferred inflows of resources	<u>-</u>	<u>30,423</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>30,423</u>
Fund balances:						
Nonspendable						
Prepaid and deposits	1,622	-	-	-	-	1,622
Restricted for:						
Debt service	-	2,250,314	375,746	-	-	2,626,060
Capital projects	-	-	-	972,825	6,708,493	7,681,318
Assigned to:						
Operating capital	145,000	-	-	-	-	145,000
Disaster recovery	250,000	-	-	-	-	250,000
Unassigned	301,216	-	-	-	-	301,216
Total fund balances	<u>697,838</u>	<u>2,250,314</u>	<u>375,746</u>	<u>972,825</u>	<u>6,708,493</u>	<u>11,005,216</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 732,204</u>	<u>\$ 2,250,314</u>	<u>\$ 375,746</u>	<u>\$ 972,825</u>	<u>\$ 6,708,493</u>	<u>\$ 11,039,582</u>

**RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED SEPTEMBER 30, 2020**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll: net	\$ 399	\$ 486,421	\$ 473,657	103%
Assessment levy: off-roll	-	68,025	68,025	100%
Interest and miscellaneous	1	61	500	12%
Total revenues	<u>400</u>	<u>554,507</u>	<u>542,182</u>	102%
<b>EXPENDITURES</b>				
<i>Legislative</i>				
Supervisor	1,000	12,000	10,000	120%
<i>Financial &amp; administrative</i>				
District management	3,750	45,000	45,000	100%
District engineer	10,617	21,133	25,000	85%
Trustee	-	7,760	7,100	109%
Tax collector/property appraiser	78	4,537	4,500	101%
Assessment roll prep	375	4,500	4,500	100%
Auditing services	-	3,250	3,300	98%
Arbitrage rebate calculation	-	650	650	100%
Public officials liability insurance	-	3,087	3,000	103%
Legal advertising	3,689	4,832	1,100	439%
Bank fees	-	196	350	56%
Dues, licenses & fees	-	175	175	100%
Postage	239	1,148	800	144%
ADA website compliance	-	199	200	100%
Website maintenance	-	705	705	100%
<i>Legal counsel</i>				
District counsel	3,417	20,593	12,000	172%
<i>Electric utility services</i>				
Utility services	-	5,861	9,000	65%
Street lights	1,932	7,185	4,000	180%
<i>Stormwater control</i>				
Fountain service repairs & maintenance	-	-	6,000	0%
Aquatic maintenance	23,740	127,652	136,510	94%
Mitigation/wetland area monitoring	680	680	2,500	27%
Lake/pond bank maintenance	-	4,130	5,000	83%
Stormwater system maintenance	-	560	15,000	4%

**RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED SEPTEMBER 30, 2020**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<i>Other physical environment</i>				
General liability insurance	-	3,844	3,500	110%
Property insurance	-	7,201	8,000	90%
Entry & walls maintenance	825	12,550	5,000	251%
Landscape maintenance	29,256	176,582	179,000	99%
Irrigation repairs & maintenance	-	312	2,500	12%
Landscape replacement plants, shrubs, trees	6,772	17,064	20,000	85%
Annual mulching	-	6,063	8,000	76%
Holiday decorations	-	11,000	12,000	92%
Clock tower maintenance	-	-	1,750	0%
Ornamental lighting & maintenance	-	-	1,000	0%
Security	-	1,729	-	N/A
<i>Road &amp; street facilities</i>				
Street/parking lot sweeping	-	650	750	87%
Street light/decorative light maintenance	-	-	4,000	0%
Roadway repair & maintenance	-	3,505	1,500	234%
Sidewalk repair & maintenance	-	-	1,500	0%
Street sign repair & replacement	-	410	1,500	27%
Total expenditures	<u>86,370</u>	<u>516,743</u>	<u>546,390</u>	<u>95%</u>
Excess/(deficiency) of revenues over/(under) expenditures	(85,970)	37,764	(4,208)	
Fund balances - beginning	783,808	660,074	659,339	
Assigned				
Operating capital	145,000	145,000	145,000	
Disaster recovery	250,000	250,000	250,000	
Unassigned	302,838	302,838	260,131	
Fund balances - ending	<u>\$ 697,838</u>	<u>\$ 697,838</u>	<u>\$ 655,131</u>	

**RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2011  
FOR THE PERIOD ENDED SEPTEMBER 30, 2020**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Special assessment: on-roll	\$ 1,170	\$ 1,767,126	\$ 1,732,103	102%
Special assessment: off-roll	43,601	223,954	254,377	88%
Assessment prepayments	1,280,291	1,290,397	-	N/A
Interest	43	7,525	-	N/A
Total revenues	<u>1,325,105</u>	<u>3,289,002</u>	<u>1,986,480</u>	166%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal (A-1)	-	370,000	370,000	100%
Principal (A-2)	-	430,000	430,000	100%
Interest (A-1)	-	547,997	547,998	100%
Interest (A-2)	-	638,467	638,468	100%
Total debt service	<u>-</u>	<u>1,986,464</u>	<u>1,986,466</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	1,325,105	1,302,538	14	
Fund balances - beginning	925,209	947,776	904,626	
Fund balances - ending	<u>\$ 2,250,314</u>	<u>\$ 2,250,314</u>	<u>\$ 904,640</u>	

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

	<u>Current Month</u>	<u>Year To Date</u>
<b>REVENUES</b>	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 <b>EXPENDITURES</b>		
<b>Debt service</b>		
Cost of issuance	<u>156,075</u>	<u>156,075</u>
Total debt service	<u>156,075</u>	<u>156,075</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 (156,075)	 (156,075)
 <b>OTHER FINANCING SOURCES/(USES)</b>		
Bond proceeds	701,507	701,507
Underwriter's discount	(148,200)	(148,200)
Original issue discount	<u>(21,486)</u>	<u>(21,486)</u>
Total other financing sources	<u>531,821</u>	<u>531,821</u>
 Net change in fund balances	 375,746	 375,746
 Fund balances - beginning	 <u>-</u>	 <u>-</u>
Fund balances - ending	<u>\$ 375,746</u>	<u>\$ 375,746</u>



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

	<u>Current Month</u>	<u>Year To Date</u>
<b>REVENUES</b>		
Interest	\$ 54	\$ 12,728
Total revenues	<u>54</u>	<u>12,728</u>
<b>EXPENDITURES</b>		
Construction in progress	<u>18,269</u>	<u>471,865</u>
Total expenditures	<u>18,269</u>	<u>471,865</u>
Excess/(deficiency) of revenues over/(under) expenditures	(18,215)	(459,137)
Fund balances - beginning	991,040	1,431,962
Fund balances - ending	<u>\$ 972,825</u>	<u>\$ 972,825</u>

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

	<u>Current Month</u>	<u>Year To Date</u>
<b>REVENUES</b>	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
<b>EXPENDITURES</b>	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	-
<b>OTHER FINANCING SOURCES/(USES)</b>		
Bond proceeds	<u>6,708,493</u>	<u>6,708,493</u>
Total other financing sources/(uses)	<u>6,708,493</u>	<u>6,708,493</u>
Net change in fund balances	6,708,493	6,708,493
Fund balances - beginning	-	-
Fund balances - ending	<u><u>\$ 6,708,493</u></u>	<u><u>\$ 6,708,493</u></u>

## River Hall Community Development District Check Detail September 2020

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>CBP</b>	<b>09/04/2020</b>	<b>FPL</b>	<b>101.001 · Suntrust-...</b>		<b>-933.76</b>
Bill	02979-06091 082020	09/03/2020		531.437 · Street Lig...	-140.87	140.87
Bill	82155-24268 082020	09/03/2020		531.437 · Street Lig...	-792.89	792.89
TOTAL					-933.76	933.76
<b>Bill Pmt -Check</b>	<b>CBP</b>	<b>09/28/2020</b>	<b>FPL</b>	<b>101.001 · Suntrust-...</b>		<b>-998.02</b>
Bill	02979-06091 092120	09/25/2020		531.437 · Street Lig...	-154.83	154.83
Bill	82155-24268	09/25/2020		531.437 · Street Lig...	-843.19	843.19
TOTAL					-998.02	998.02
<b>Bill Pmt -Check</b>	<b>2127</b>	<b>09/04/2020</b>	<b>ASHTON OAKS AT...</b>	<b>101.001 · Suntrust-...</b>		<b>-680.00</b>
Bill	100	09/03/2020		538.462 · Mitigation...	-680.00	680.00
TOTAL					-680.00	680.00
<b>Bill Pmt -Check</b>	<b>2128</b>	<b>09/04/2020</b>	<b>COLEMAN, YOVA...</b>	<b>101.001 · Suntrust-...</b>		<b>-1,487.50</b>
Bill	16581-001M 4	09/03/2020		514.100 · Legal Fee...	-1,487.50	1,487.50
TOTAL					-1,487.50	1,487.50
<b>Bill Pmt -Check</b>	<b>2129</b>	<b>09/04/2020</b>	<b>FEDEX</b>	<b>101.001 · Suntrust-...</b>		<b>-225.42</b>
Bill	7-091-06072	09/03/2020		519.410 · Postage	-37.72	37.72
Bill	7-083-95212	09/03/2020		519.410 · Postage	-168.43	168.43
Bill	7-097-88351	09/03/2020		519.410 · Postage	-19.27	19.27
TOTAL					-225.42	225.42
<b>Bill Pmt -Check</b>	<b>2130</b>	<b>09/04/2020</b>	<b>GULFSCAPES LA...</b>	<b>101.001 · Suntrust-...</b>		<b>-13,401.00</b>
Bill	25914	09/03/2020		539.464 · Landscap...	-13,401.00	13,401.00
TOTAL					-13,401.00	13,401.00
<b>Bill Pmt -Check</b>	<b>2131</b>	<b>09/04/2020</b>	<b>HOLE MONTES</b>	<b>101.001 · Suntrust-...</b>		<b>-1,576.25</b>
Bill	82990	09/03/2020		519.320 · Engineeri...	-1,576.25	1,576.25

**River Hall Community Development District**  
**Check Detail**  
 September 2020

Type	Num	Date	Name	Account	Paid Amount	Original Amount
TOTAL					-1,576.25	1,576.25
<b>Bill Pmt -Check</b>	<b>2132</b>	<b>09/04/2020</b>	<b>NEWS PRESS</b>	<b>101.001 · Suntrust-...</b>		<b>-1,235.74</b>
Bill	0003445157	09/03/2020		519.480 · Legal Adv...	-1,235.74	1,235.74
TOTAL					-1,235.74	1,235.74
<b>Bill Pmt -Check</b>	<b>2133</b>	<b>09/04/2020</b>	<b>SOLITUDE LAKE ...</b>	<b>101.001 · Suntrust-...</b>		<b>-11,870.00</b>
Bill	PI-A00457840	09/03/2020		538.461 · Aquatic M...	-11,870.00	11,870.00
TOTAL					-11,870.00	11,870.00
<b>Bill Pmt -Check</b>	<b>2134</b>	<b>09/04/2020</b>	<b>TRIMMER'S HOLI...</b>	<b>101.001 · Suntrust-...</b>		<b>-5,500.00</b>
Bill	2860	09/03/2020		155.000 · Prepaid E...	-3,500.00	3,500.00
Bill	2862	09/03/2020		155.000 · Prepaid E...	-2,000.00	2,000.00
TOTAL					-5,500.00	5,500.00
<b>Bill Pmt -Check</b>	<b>2135</b>	<b>09/04/2020</b>	<b>WRATHELL, HUNT...</b>	<b>101.001 · Suntrust-...</b>		<b>-8,250.00</b>
Bill	2019-1494	09/03/2020		512.311 · Managem...	-3,750.00	3,750.00
				513.310 · Assessm...	-375.00	375.00
Bill	2019-1400	08/31/2020		512.311 · Managem...	-3,750.00	3,750.00
				513.310 · Assessm...	-375.00	375.00
TOTAL					-8,250.00	8,250.00
<b>Check</b>	<b>2136</b>	<b>09/10/2020</b>	<b>PAUL ASFOUR</b>	<b>101.001 · Suntrust-...</b>		<b>-200.00</b>
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
<b>Check</b>	<b>2137</b>	<b>09/10/2020</b>	<b>MICHAEL MORASH</b>	<b>101.001 · Suntrust-...</b>		<b>-200.00</b>
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
<b>Check</b>	<b>2138</b>	<b>09/10/2020</b>	<b>KENNETH MITCHE...</b>	<b>101.001 · Suntrust-...</b>		<b>-200.00</b>

**River Hall Community Development District**  
**Check Detail**  
 September 2020

Type	Num	Date	Name	Account	Paid Amount	Original Amount
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
<b>Check</b>	<b>2139</b>	<b>09/10/2020</b>	<b>JOSEPH METCAL...</b>	<b>101.001 · Suntrust-...</b>		<b>-200.00</b>
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
<b>Check</b>	<b>2140</b>	<b>09/10/2020</b>	<b>ROBERT STARK</b>	<b>101.001 · Suntrust-...</b>		<b>-200.00</b>
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
<b>Bill Pmt -Check</b>	<b>2141</b>	<b>09/28/2020</b>	<b>CHUCK ADAMS</b>	<b>101.001 · Suntrust-...</b>		<b>-161.46</b>
Bill	20161228	09/25/2020		514.100 · Legal Fee...	-161.46	161.46
TOTAL					-161.46	161.46
<b>Bill Pmt -Check</b>	<b>2142</b>	<b>09/28/2020</b>	<b>COLEMAN, YOVA...</b>	<b>101.001 · Suntrust-...</b>		<b>-1,067.50</b>
Bill	16581-001M 5	09/25/2020		514.100 · Legal Fee...	-1,067.50	1,067.50
TOTAL					-1,067.50	1,067.50
<b>Bill Pmt -Check</b>	<b>2143</b>	<b>09/28/2020</b>	<b>FEDEX</b>	<b>101.001 · Suntrust-...</b>		<b>-13.42</b>
Bill	7-117-07866	09/25/2020		519.410 · Postage	-13.42	13.42
TOTAL					-13.42	13.42
<b>Bill Pmt -Check</b>	<b>2144</b>	<b>09/28/2020</b>	<b>GULFSCAPES LA...</b>	<b>101.001 · Suntrust-...</b>		<b>-6,772.00</b>
Bill	25939	09/25/2020		539.468 · Landscap...	-6,772.00	6,772.00
TOTAL					-6,772.00	6,772.00
<b>Bill Pmt -Check</b>	<b>2145</b>	<b>09/28/2020</b>	<b>NEWS PRESS</b>	<b>101.001 · Suntrust-...</b>		<b>-1,881.20</b>
Bill	0003486347	09/25/2020		519.480 · Legal Adv...	-1,881.20	1,881.20

4:12 PM

10/12/20

**River Hall Community Development District**  
**Check Detail**  
September 2020

---

<u>Type</u>	<u>Num</u>	<u>Date</u>	<u>Name</u>	<u>Account</u>	<u>Paid Amount</u>	<u>Original Amount</u>
TOTAL					-1,881.20	1,881.20
<b>Bill Pmt -Check</b>	<b>2146</b>	<b>09/28/2020</b>	<b>PASSARELLA &amp; A...</b>	<b>101.001 · Suntrust-...</b>		<b>-4,497.50</b>
Bill	18RHC2906 9	09/25/2020		519.320 · Engineeri...	-4,497.50	4,497.50
TOTAL					-4,497.50	4,497.50



FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001

RIVER HALL COMMUNITY DEVELOPMENT  
2300 GLADES RD STE 410W  
BOCA RATON FL 33431-8556

531.437  
001

**RIVER HALL COMMUNITY DEVELOPMENT:  
Here's what you owe for this billing period.**

Amount of your last bill	<b>\$139.37</b>
Payments	<b>-\$139.37</b>
New charges due by Sep 10, 2020	<b>\$140.87</b>
<b>Total amount you owe</b>	<b>\$140.87</b>

Amount of your last bill	139.37
Payment received - Thank you	-139.37
<b>Balance before new charges</b>	<b>\$0.00</b>

**NEW CHARGES**

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Customer charge: \$10.62

Non-fuel: (\$0.065270 per kWh) \$90.08

Fuel: (\$0.022160 per kWh) \$30.58

**Electric service amount 131.28**

Gross receipts tax 3.37

Franchise charge 6.22

**Taxes and charges 9.59**

**Total new charges \$140.87**

**Total amount you owe \$140.87**

**Aug 20, 2020 Electric Bill**

For: Jul 21, 2020 to Aug 20, 2020 (30 days)

**Service Address**

2501 RIVER HALL PKWY # ST LTS  
ALVA, FL 33920  
RIVERHALLCDD@DISTRICTAP.COM  
**Account Number** 02979-06091

**Questions? Contact Us**

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Learn how we save you money at [fpl.com/savings](http://fpl.com/savings)

**Meter Summary**

Meter reading - Meter KG85078 Next meter reading Sep 21, 2020  
Current reading 82332  
Previous reading -80952

kWh used 1380

**Energy Usage Comparison**

	<b>This Month</b>	<b>Last Month</b>	<b>Last Year</b>
Service to	Aug 20, 2020	Jul 21, 2020	Aug 20, 2019
kWh Used	1380	1364	2840
Service days	30	32	32
kWh/day	46	42	88
Amount	\$140.87	\$139.37	\$288.44

**Energy Usage History**



**Keep In Mind**

- Payment received after November 10, 2020 is considered LATE; a late payment charge of 1% will apply.

**We're here to help**

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[Learn more](#)

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[Start saving](#)

**Useful Links**

[Billing and service details](#)

[Energy News](#)

[View back of the bill](#)

**Important Numbers**

Customer Service:

1-800-375-2434

Outside Florida:

1-800-226-3545

To report power outages:

1-800-4OUTAGE (468-8243)

Hearing/speech impaired:

711 (Relay Service)



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GENERAL MAIL FACILITY  
MIAMI FL 33188-0001

RIVER HALL COMMUNITY DEVELOPMENT  
2300 GLADES RD STE 410W  
BOCA RATON FL 33431-8556

531.437  
001

**RIVER HALL COMMUNITY DEVELOPMENT:  
Here's what you owe for this billing period.**

<b>Amount of your last bill</b>	<b>\$395.39</b>
<b>Payments</b>	<b>-\$395.39</b>
<b>New charges due by Sep 10, 2020</b>	<b>\$792.89</b>
<b>Total amount you owe</b>	<b>\$792.89</b>

Amount of your last bill	395.39
Payment received - Thank you	-395.39
<b>Balance before new charges</b>	<b>\$0.00</b>

**NEW CHARGES**

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Customer charge: \$10.62

Non-fuel: (\$0.065270 per kWh) \$543.69

Fuel: (\$0.022160 per kWh) \$184.59

**Electric service amount 738.90**

Gross receipts tax 18.95

Franchise charge 35.04

**Taxes and charges 53.99**

**Total new charges \$792.89**

**Total amount you owe \$792.89**

**Aug 20, 2020 Electric Bill**

For: Jul 21, 2020 to Aug 20, 2020 (30 days)

**Service Address**

2401 RIVER HALL PKWY # FOUNTN  
ALVA, FL 33920

RIVERHALLCDD@DISTRICTAP.COM

**Account Number 82155-24268**

**Questions? Contact Us**

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**Meter Summary**

Meter reading - Meter KCJ5863 Next meter reading Sep 21, 2020	
Current reading	34058
Previous reading	-25728
<hr/>	
kWh used	8330

**Energy Usage Comparison**

	<b>This Month</b>	<b>Last Month</b>	<b>Last Year</b>
Service to	Aug 20, 2020	Jul 21, 2020	Aug 20, 2019
kWh Used	8330	4093	7086
Service days	30	32	32
kWh/day	277	127	221
Amount	\$792.89	\$395.39	\$642.95

**Energy Usage History**



**Keep In Mind**

- Enroll now in FPL Budget Billing when you pay \$650.68 by your due date instead of \$792.89. Make your bills easier to manage with more predictable payments. Learn more at [FPL.com/BB](http://FPL.com/BB)
- Payment received after November 10, 2020 is considered LATE; a late payment charge of 1% will apply.

**We're here to help**

If you're experiencing hardship as a result of the coronavirus (COVID-19) and need help with your bill, there are resources available.

[Learn more](#)

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[Donate today](#)

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[Start saving](#)

**Useful Links**

[Billing and service details](#)

[Energy News](#)

[View back of the bill](#)

**Important Numbers**

Customer Service:

1-800-375-2434

Outside Florida:

1-800-226-3545

To report power outages:

1-800-4OUTAGE (468-8243)

Hearing/speech impaired:

711 (Relay Service)





FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001

RIVER HALL COMMUNITY DEVELOPMENT  
2300 GLADES RD STE 410W  
BOCA RATON FL 33431

531.437  
001

**RIVER HALL COMMUNITY DEVELOPMENT:**  
**Here's what you owe for this billing period.**

<b>Amount of your last bill</b>	<b>\$140.87</b>
<b>Payments</b>	<b>-\$140.87</b>
<b>New charges due by Oct 12, 2020</b>	<b>\$154.83</b>
<b>Total amount you owe</b>	<b>\$154.83</b>

Amount of your last bill	140.87
Payment received - Thank you	-140.87
<b>Balance before new charges</b>	<b>\$0.00</b>

**NEW CHARGES**

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Customer charge: \$10.62

Non-fuel: (\$0.065270 per kWh) \$99.79

Fuel: (\$0.022160 per kWh) \$33.88

**Electric service amount 144.29**

Gross receipts tax 3.70

Franchise charge 6.84

**Taxes and charges 10.54**

**Total new charges \$154.83**

**Total amount you owe \$154.83**

**Sep 21, 2020 Electric Bill**

For: Aug 20, 2020 to Sep 21, 2020 (32 days)

**Service Address**

2501 RIVER HALL PKWY # ST LTS  
ALVA, FL 33920  
RIVERHALLCDD@DISTRICTAP.COM  
**Account Number 02979-06091**

**Questions? Contact Us**

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**Meter Summary**

Meter reading - Meter KG85078 Next meter reading Oct 20, 2020	
Current reading	83861
Previous reading	-82332

kWh used 1529

**Energy Usage Comparison**

	<b>This Month</b>	<b>Last Month</b>	<b>Last Year</b>
Service to	Sep 21, 2020	Aug 20, 2020	Sep 19, 2019
kWh Used	1529	1380	2247
Service days	32	30	30
kWh/day	47	46	74
Amount	\$154.83	\$140.87	\$230.59

**Energy Usage History**



**Keep In Mind**

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[Sign up](#)

**Useful Links**

[Billing and service details](#)

[Energy News](#)

[View back of the bill](#)

**Important Numbers**

Customer Service:

1-800-375-2434

Outside Florida:

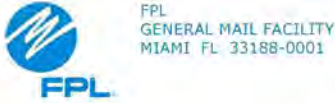
1-800-226-3545

To report power outages:

1-800-4OUTAGE (468-8243)

Hearing/speech impaired:

711 (Relay Service)



RIVER HALL COMMUNITY DEVELOPMENT  
2300 GLADES RD STE 410W  
BOCA RATON FL 33431

531,437  
001

**RIVER HALL COMMUNITY DEVELOPMENT:  
Here's what you owe for this billing period.**

<b>Amount of your last bill</b>	<b>\$792.89</b>
<b>Payments</b>	<b>-\$792.89</b>
<b>New charges due by Oct 12, 2020</b>	<b>\$843.19</b>
<b>Total amount you owe</b>	<b>\$843.19</b>

Amount of your last bill	792.89
Payment received - Thank you	-792.89
<b>Balance before new charges</b>	<b>\$0.00</b>
<b>NEW CHARGES</b>	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Customer charge:	\$10.62
Non-fuel: (\$0.065270 per kWh)	\$578.69
Fuel: (\$0.022160 per kWh)	\$196.47
<b>Electric service amount</b>	<b>785.78</b>
Gross receipts tax	20.15
Franchise charge	37.26
<b>Taxes and charges</b>	<b>57.41</b>
<b>Total new charges</b>	<b>\$843.19</b>
<b>Total amount you owe</b>	<b>\$843.19</b>

**Sep 21, 2020 Electric Bill**

For: Aug 20, 2020 to Sep 21, 2020 (32 days)

**Service Address**  
2401 RIVER HALL PKWY # FOUNTN  
ALVA, FL 33920  
RIVERHALLCDD@DISTRICTAP.COM  
**Account Number** 82155-24268

**Questions? Contact Us**  
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Learn how we save you money at [fpl.com/savings](http://fpl.com/savings)

**Meter Summary**

Meter reading - Meter KCJ5863 Next meter reading Oct 20, 2020	
Current reading	42924
Previous reading	-34058
<b>kWh used</b>	<b>8866</b>

**Energy Usage Comparison**

	<b>This Month</b>	<b>Last Month</b>	<b>Last Year</b>
Service to	Sep 21, 2020	Aug 20, 2020	Sep 19, 2019
kWh Used	8866	8330	9270
Service days	32	30	30
kWh/day	277	277	309
Amount	\$843.19	\$792.89	\$758.07

**Energy Usage History**



**Keep In Mind**

- Enroll now in FPL Budget Billing when you pay \$657.77 by your due date instead of \$843.19. Make your bills easier to manage with more predictable payments. Learn more at [FPL.com/BB](http://FPL.com/BB)
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**Useful Links**

- [Billing and service details](#)
- [Energy News](#)
- [View back of the bill](#)

**Important Numbers**

- Customer Service: 1-800-375-2434
- Outside Florida: 1-800-226-3545
- To report power outages: 1-800-4OUTAGE (468-8243)
- Hearing/speech impaired: 711 (Relay Service)

**ASHTON OAKS AT RIVER HALL**

*c/o Vesta Property Services*

27180 Bay Landing Dr, Ste 4  
Bonita Springs, FL 34135  
Phone (239)-947-4552

**INVOICE**

INVOICE #100  
DATE: AUGUST 26, 2020

**TO:**  
River Hall CDD  
9220 Bonita Beach Rd #214  
Bonita Springs, FL 34135

**FOR:**  
Hog Removal

DESCRIPTION	RATE	HOURS	AMOUNT
1/25/20 Hog Removal			\$320.00
2/25/20 Hog Removal			\$360.00
<i>Approved by the Board 5-0</i>			
<i>Water Mgt. \$38.46x unbudgeted expense</i>			
TOTAL			\$680.00

Make all checks payable to ASHTON OAKS AT RIVER HALL  
Please mail check to Vesta Property Services, 27180 Bay Landing Dr, Ste 4, Bonita Springs, FL 34135 and please include a copy of the invoice.

**Thank you for your business!**

*River Hall*

**HogWorks**  
**Wildlife Solutions**  
Randy Dickinson, Owner hogworks@bellsouth.com  
2921 Wilson Ave ~ Punta Gorda, FL 33982  
941-281-3971

**SERVICE INVOICE**

Michael Hagen  
563-349-6917

INVOICE DATE January 25, 2020  
DUE DATE Upon Receipt

SITE: Aston Oaks At River Hall

SITE CONTACT: Michael Hagen  
Mhagen1972@gmail

DATE	SERVICE	CHARGE	SERVICE TECH
01/01/2020	On Site Fee - Contract Discount Unlimited No Charge	\$0.00	Randy Dickinson Permit # NWT-1580
01/25/2020	8 Hog (Standard) Contract Rate \$40	\$320.00	Randy Dickinson Permit # NWT-1580
01/25/2020	4 Piglet (Standard) Contract Rate \$40 per 5 (accrue)	\$200.00	Randy Dickinson Permit # NWT-1580
TOTAL			\$520.00

NOTE:  
Make checks payable to Randy Dickinson

*OK*  
*GT*

*Approved  
by the Board*

*Water Mgr*  
*538.462*

*Unbudgeted*

River Hall

HogWorks  
Wildlife Solutions  
Randy Dickinson, Owner  
2821 Wilson Ave - Punta Gorda, FL 33882  
941-281-3971

SERVICE INVOICE

Michael Hagen  
563-349-6917

INVOICE DATE: February 25, 2020  
DUE DATE: Upon Receipt

SITE: Aston Oaks At River Hall

SITE CONTACT: Michael Hagen  
MHagen1972@gmail.com

DATE	SERVICE	CHARGE	SERVICE TECH
01/01/2020	On Site Fee - Contract Disposal - Unlimited	No Charge \$0.00	Randy Dickinson Permit # HWY 1580
02/25/2020	7 Hog (Standard) Contract Rate \$40	\$280.00	Randy Dickinson Permit # HWY 1580
02/25/2020	Project (Standard) Contract Rate \$40 per 3 (Acres) in Projects (6 x 4 prior - 10) 2 billable acres	\$80.00	Randy Dickinson Permit # HWY 1580
		TOTAL	\$360.00

NOTE:  
Make checks payable to Randy Dickinson

OK  
CA

Approved by  
the Board

W. MST.  
538.462

unbudgeted.

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  
August 25, 2020  
File No: 16581-001M  
Statement No: 4

Attn: Debbie Tudor

514.100  
001

Gen Rep

Previous Balance \$1,610.00

Fees

07/09/2020	GLU	Review email correspondence from Manager and Supervisor Asfour regarding legal defense resolutions; Review and research regarding the same; Review and respond to email correspondence from Supervisors Asfour; Review agenda and prepare for Board of Supervisors meeting; Participation in Board of Supervisors meeting	787.50
07/28/2020	GLU	Draft legal defense resolution	525.00
07/30/2020	GLU	Exchange multiple email correspondence with Daphne Gillyard on the agenda	87.50
07/31/2020	GLU	Exchange email correspondence with Daphne Gillyard regarding agenda matters	87.50
		Professional Fees through 08/25/2020	1,487.50
		Total Current Work	1,487.50

Payments

Total Payments Through 08/25/2020 -1,610.00

Balance Due \$1,487.50



<b>Invoice Number</b>	<b>Invoice Date</b>	<b>Account Number</b>	Page
7-091-06072	Aug 11, 2020		1 of 3

FedEx Tax ID: 71-0427007

**Billing Address:**

RIVER HALL COMMUNITY DVLPMNT  
 ACCOUNTS PAYABLE  
 2300 GLADES RD STE 410W  
 BOCA RATON FL 33431-8556

**Shipping Address:**

RIVER HALL COMMUNITY DVLPMNT  
 6131 LYONS RD STE 100  
 POMPANO BEACH FL 33073-4739

**Invoice Questions?**

**Contact FedEx Revenue Services**

Phone: 800.645.9424  
 M-F 7-5 (CST)  
 Internet: fedex.com/usgovt

**Invoice Summary**

**FedEx Express Services**

Total Charges	USD	\$37.72
<b>TOTAL THIS INVOICE</b>	<b>USD</b>	<b>\$37.72</b>

Other discounts may apply.

519.410  
 001

**Account Summary as of Aug 11, 2020**

Previous Balance	225.58
Payments	-48.35
Adjustments	0.00
New Charges	37.72
<b>New Account Balance</b>	<b>\$214.95</b>

**FedEx News!**

Your FedEx invoice has been enhanced to provide you additional details and make it easier to read. For more information regarding the changes, please go to [fedex.com/invoicechanges](http://fedex.com/invoicechanges). If you have any questions, please contact the FedEx Revenue Services Department at 1.800.622.1147. Thank you for using FedEx. - FedEx Revenue Services Department

Detailed descriptions of surcharges can be located at [fedex.com](http://fedex.com)

To ensure proper credit, please return this portion with your payment to FedEx. Please do not staple or fold. Please make check payable to FedEx.

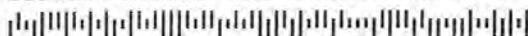
<b>Invoice Number</b>	<b>Invoice Amount</b>	<b>Account Number</b>	<b>Account Balance</b>
7-091-06072	USD \$37.72		USD \$214.95

**Remittance Advice**

Your payment is due by Sep 25, 2020

709106072800000377219484840302000021495700000377210

0031239 01 AB 0.416 \*\*AUTO T6 0 1223 33431-855643 -CD1-P31270-11



RIVER HALL COMMUNITY DVLPMNT  
 ACCOUNTS PAYABLE  
 2300 GLADES RD STE 410W  
 BOCA RATON FL 33431-8556



FedEx  
 P.O. Box 371461  
 Pittsburgh PA 15250-7461



<b>Invoice Number</b>	<b>Invoice Date</b>	<b>Account Number</b>	Page
7-091-06072	Aug 11, 2020		2 of 3

### FedEx Express Shipment Detail By Payor Type (Original)

**Ship Date:** Jul 31, 2020      **Cust. Ref.:** RHCDD 08.06.2020 Agenda      **Ref.#2:**  
**Payor:** Third Party      **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 1.50% to this shipment.
- Business Closed or Adult Recipient Unavailable - Delivery Not Completed.
- Distance Based Pricing, Zone 2
- 1st attempt Aug 03, 2020 at 08:26 AM.
- FedEx has audited this shipment for correct packages, weight, and service. Any changes made are reflected in the invoice amount.
- The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as Customer Packaging.

<b>Automation</b>	INET	<b>Sender</b>	<b>Recipient</b>	
Tracking ID	771143400513	Chuck Adams	Anthony Pires, Esq.	
Service Type	FedEx Priority Overnight	WHA	Woodward Pires and Lombardo	
Package Type	Customer Packaging	2300 Glades Road	3200 Tamiami Trail North	
Zone	02	BOCA RATON FL 33431 US	NAPLES FL 34103 US	
Packages	1			
Rated Weight	3.0 lbs, 1.4 kgs			
Delivered	Aug 03, 2020 11:53			
Svc Area	A4	Transportation Charge		8.01
Signed by	R.RODRIGEZ	Fuel Surcharge		0.12
FedEx Use	000000000/271627/_	<b>Total Charge</b>	<b>USD</b>	<b>\$8.13</b>

**Ship Date:** Jul 31, 2020      **Cust. Ref.:** RHCDD 08.06.2020 Agenda      **Ref.#2:**  
**Payor:** Third Party      **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 1.50% to this shipment.
- Distance Based Pricing, Zone 2
- FedEx has audited this shipment for correct packages, weight, and service. Any changes made are reflected in the invoice amount.
- The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as Customer Packaging.

<b>Automation</b>	INET	<b>Sender</b>	<b>Recipient</b>	
Tracking ID	771143400811	Chuck Adams	Charlie Krebs	
Service Type	FedEx Priority Overnight	WHA	Hole Montes & Associates, Inc.	
Package Type	Customer Packaging	2300 Glades Road	6200 WHISKEY CREEK DR	
Zone	02	BOCA RATON FL 33431 US	FORT MYERS FL 33919 US	
Packages	1			
Rated Weight	3.0 lbs, 1.4 kgs			
Delivered	Aug 03, 2020 08:18			
Svc Area	A1	Transportation Charge		8.01
Signed by	C.KREBS	Fuel Surcharge		0.12
FedEx Use	000000000/271627/_	<b>Total Charge</b>	<b>USD</b>	<b>\$8.13</b>

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<b>Invoice Number</b>	<b>Invoice Date</b>	<b>Account Number</b>	Page
7-091-06072	Aug 11, 2020		3 of 3

Ship Date: Jul 31, 2020

Cust. Ref.: RHCDD 08.06.2020 Agenda

Ref.#2:

Payor: Third Party

Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 1.50% to this shipment.
- Distance Based Pricing, Zone 2
- FedEx has audited this shipment for correct packages, weight, and service. Any changes made are reflected in the invoice amount.
- The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as Customer Packaging.

Automation	INET	<b>Sender</b>	<b>Recipient</b>
Tracking ID	771148705169	Chuck Adams	Gregory Urbancic, Esq.
Service Type	FedEx Priority Overnight	WHA	Goodlette, Coleman & Johnson
Package Type	Customer Packaging	2300 Glades Road	4001 TAMIAMI TRL N STE 300
Zone	02	BOCA RATON FL 33431 US	NAPLES FL 34103 US
Packages	1		
Rated Weight	3.0 lbs, 1.4 kgs		
Delivered	Aug 03, 2020 10:26		
Svc Area	A4	Transportation Charge	8.01
Signed by	K.KERN	Fuel Surcharge	0.12
FedEx Use	000000000/271627/_	<b>Total Charge</b>	<b>USD \$8.13</b>

Ship Date: Jul 31, 2020

Cust. Ref.: RHCDD 08.06.2020 Agenda

Ref.#2:

Payor: Third Party

Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 1.50% to this shipment.
- Distance Based Pricing, Zone 2
- FedEx has audited this shipment for correct packages, weight, and service. Any changes made are reflected in the invoice amount.
- Package Delivered to Recipient Address - Release Authorized
- The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as Customer Packaging.

Automation	INET	<b>Sender</b>	<b>Recipient</b>
Tracking ID	771148767671	Elizabeth Terrero	Chuck Adams-Cleo Adams
Service Type	FedEx Priority Overnight	WHA	1400 HARBOR VIEW DR
Package Type	Customer Packaging	2300 Glades Road	NORTH FORT MYERS FL 33917 US
Zone	02	BOCA RATON FL 33431 US	
Packages	1		
Rated Weight	5.0 lbs, 2.3 kgs		
Delivered	Aug 03, 2020 11:21	Transportation Charge	8.73
Svc Area	A3	Fuel Surcharge	0.20
Signed by	see above	Residential Delivery	4.40
FedEx Use	000000000/271627/02	<b>Total Charge</b>	<b>USD \$13.33</b>

<b>Third Party Subtotal</b>	<b>USD</b>	<b>\$37.72</b>
<b>Total FedEx Express</b>	<b>USD</b>	<b>\$37.72</b>



<b>Invoice Number</b> 7-083-95212	<b>Invoice Date</b> Aug 04, 2020	<b>Account Number</b> [REDACTED]	Page 1 of 3
--------------------------------------	-------------------------------------	-------------------------------------	----------------

FedEx Tax ID: 71-0427007

**Billing Address:**

RIVER HALL COMMUNITY DVLPMNT  
ACCOUNTS PAYABLE  
2300 GLADES RD STE 410W  
BOCA RATON FL 33431-8556

**Shipping Address:**

RIVER HALL COMMUNITY DVLPMNT  
6131 LYONS RD STE 100  
POMPANO BEACH FL 33073-4739

**Invoice Questions?  
Contact FedEx Revenue Services**

Phone: 800.645.9424  
M-F 7-5 (CST)  
Internet: fedex.com/usgovt

**Invoice Summary**

**FedEx Express Services**

Total Charges USD \$168.43  
**TOTAL THIS INVOICE USD \$168.43**

Other discounts may apply.  
519.410  
001

**Account Summary as of Aug 04, 2020**

Previous Balance 57.15  
Payments 0.00  
Adjustments 0.00  
New Charges 168.43  
**New Account Balance \$225.58**

**FedEx News!**

Your FedEx invoice has been enhanced to provide you additional details and make it easier to read. For more information regarding the changes, please go to [fedex.com/invoicechanges](http://fedex.com/invoicechanges). If you have any questions, please contact the FedEx Revenue Services Department at 1.800.622.1147. Thank you for using FedEx. - FedEx Revenue Services Department

Detailed descriptions of surcharges can be located at [fedex.com](http://fedex.com)

To ensure proper credit, please return this portion with your payment to FedEx. Please do not staple or fold. Please make check payable to FedEx.

<b>Invoice Number</b> 7-083-95212	<b>Invoice Amount</b> USD \$168.43	<b>Account Number</b> [REDACTED]	<b>Account Balance</b> USD \$225.58
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**Remittance Advice**

Your payment is due by Sep 18, 2020

708395212200001684359484840302000022558100001684350

0005241 01 AV 0.386 \*\*AUTO T4 1 1216 33431-855643 -C01-P05246-11



RIVER HALL COMMUNITY DVLPMNT  
ACCOUNTS PAYABLE  
2300 GLADES RD STE 410W  
BOCA RATON FL 33431-8556



FedEx  
P.O. Box 371461  
Pittsburgh PA 15250-7461



62310160033328

<b>Invoice Number</b>	<b>Invoice Date</b>	<b>Account Number</b>	Page
7-083-95212	Aug 04, 2020		2 of 3

### FedEx Express Shipment Detail By Payor Type (Original)

**Ship Date:** Jul 31, 2020      **Cust. Ref.:** RHCDD 08:06:2020 Agenda      **Ref.#2:**  
**Payor:** Third Party      **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 1.50% to this shipment.
- Distance Based Pricing, Zone 2
- FedEx has audited this shipment for correct packages, weight, and service. Any changes made are reflected in the invoice amount.
- Package Delivered to Recipient Address - Release Authorized
- The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as Customer Packaging.

<b>Automation</b>	INET	<b>Sender</b>	<b>Recipient</b>	
<b>Tracking ID</b>	771144552564	Chuck Adams	Paul D. Asfour	
<b>Service Type</b>	FedEx Priority Overnight	WHA	River Hall CDD	
<b>Package Type</b>	Customer Packaging	2300 Glades Road	17131 Easy Stream Court	
<b>Zone</b>	02	BOCA RATON FL 33431 US	ALVA FL 33920 US	
<b>Packages</b>	1			
<b>Rated Weight</b>	3.0 lbs, 1.4 kgs	<b>Transportation Charge</b>		8.01
<b>Delivered</b>	Aug 01, 2020 11:04	<b>Fuel Surcharge</b>		0.50
<b>Svc Area</b>	A5	<b>Saturday Delivery</b>		16.00
<b>Signed by</b>	see above	<b>Residential Delivery</b>		4.40
<b>FedEx Use</b>	000000000/271627/02	<b>DAS Extended Resi</b>		4.65
<b>Total Charge</b>			<b>USD</b>	<b>\$33.56</b>

**Ship Date:** Jul 31, 2020      **Cust. Ref.:** RHCDD 08:06:2020 Agenda      **Ref.#2:**  
**Payor:** Third Party      **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 1.50% to this shipment.
- Distance Based Pricing, Zone 2
- FedEx has audited this shipment for correct packages, weight, and service. Any changes made are reflected in the invoice amount.
- Package Delivered to Recipient Address - Release Authorized
- The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as Customer Packaging.

<b>Automation</b>	INET	<b>Sender</b>	<b>Recipient</b>	
<b>Tracking ID</b>	771144552748	Chuck Adams	Michael G. Morash	
<b>Service Type</b>	FedEx Priority Overnight	WHA	River Hall CDD	
<b>Package Type</b>	Customer Packaging	2300 Glades Road	16044 Herons View Drive	
<b>Zone</b>	02	BOCA RATON FL 33431 US	ALVA FL 33920 US	
<b>Packages</b>	1			
<b>Rated Weight</b>	3.0 lbs, 1.4 kgs	<b>Transportation Charge</b>		8.01
<b>Delivered</b>	Aug 01, 2020 10:55	<b>Fuel Surcharge</b>		0.50
<b>Svc Area</b>	A5	<b>Saturday Delivery</b>		16.00
<b>Signed by</b>	see above	<b>Residential Delivery</b>		4.40
<b>FedEx Use</b>	000000000/271627/02	<b>DAS Extended Resi</b>		4.65
<b>Total Charge</b>			<b>USD</b>	<b>\$33.56</b>

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FedEx Billing Online allows you to efficiently manage and pay your FedEx invoices online. It's free, easy and secure. FedEx Billing Online helps you streamline your billing process. With all your FedEx shipping information available in one secure online location, you never have to worry about misplacing a paper invoice or sifting through reams of paper to find information for past shipments. Go to [fedex.com](http://fedex.com) to sign up today!



<b>Invoice Number</b>	<b>Invoice Date</b>	<b>Account Number</b>	Page
7-083-95212	Aug 04, 2020		3 of 3

**Ship Date:** Jul 31, 2020      **Cust. Ref.:** RHCDD 08.06.2020 Agenda      **Ref.#2:**  
**Payor:** Third Party      **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 1.50% to this shipment.
- Distance Based Pricing, Zone 2
- FedEx has audited this shipment for correct packages, weight, and service. Any changes made are reflected in the invoice amount.
- Package Delivered to Recipient Address - Release Authorized
- The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as Customer Packaging.

	<u>Automation</u>	<u>INET</u>	<u>Sender</u>	<u>Recipient</u>	
Tracking ID	771144552781		Chuck Adams	Robert Stark	
Service Type	FedEx Priority Overnight		WHA	River Hall CDD	
Package Type	Customer Packaging		2300 Glades Road	17275 Walnut Run Drive	
Zone	02		BOCA RATON FL 33431 US	ALVA FL 33920 US	
Packages	1				
Rated Weight	3.0 lbs, 1.4 kgs		Transportation Charge		8.01
Delivered	Aug 01, 2020 11:02		Fuel Surcharge		0.50
Svc Area	A5		Saturday Delivery		16.00
Signed by	see above		Residential Delivery		4.40
FedEx Use	000000000/271627/02		DAS Extended Resi		4.65
<b>Total Charge</b>				<b>USD</b>	<b>\$33.56</b>

**Ship Date:** Jul 31, 2020      **Cust. Ref.:** RHCDD 08.06.2020 Agenda      **Ref.#2:**  
**Payor:** Third Party      **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 1.50% to this shipment.
- Distance Based Pricing, Zone 2
- FedEx has audited this shipment for correct packages, weight, and service. Any changes made are reflected in the invoice amount.
- Package Delivered to Recipient Address - Release Authorized
- The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as Customer Packaging.

	<u>Automation</u>	<u>INET</u>	<u>Sender</u>	<u>Recipient</u>	
Tracking ID	771144552830		Chuck Adams	Joseph E. Metcalfe, III	
Service Type	FedEx Priority Overnight		WHA	River Hall CDD	
Package Type	Customer Packaging		2300 Glades Road	15399 Yellow Wood Drive	
Zone	02		BOCA RATON FL 33431 US	ALVA FL 33920 US	
Packages	1				
Rated Weight	4.0 lbs, 1.8 kgs		Transportation Charge		8.63
Delivered	Aug 01, 2020 10:50		Fuel Surcharge		0.51
Svc Area	A5		Residential Delivery		4.40
Signed by	see above		DAS Extended Resi		4.65
FedEx Use	000000000/271627/02		Saturday Delivery		16.00
<b>Total Charge</b>				<b>USD</b>	<b>\$34.19</b>

**Ship Date:** Jul 31, 2020      **Cust. Ref.:** RHCDD 08.06.2020 Agenda      **Ref.#2:**  
**Payor:** Third Party      **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 1.50% to this shipment.
- Distance Based Pricing, Zone 2
- FedEx has audited this shipment for correct packages, weight, and service. Any changes made are reflected in the invoice amount.
- Package Delivered to Recipient Address - Release Authorized
- The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as Customer Packaging.

	<u>Automation</u>	<u>INET</u>	<u>Sender</u>	<u>Recipient</u>	
Tracking ID	771144553034		Chuck Adams	KENNETH MITCHELL	
Service Type	FedEx Priority Overnight		WHA	3380 CHESTNUT GROVE DR	
Package Type	Customer Packaging		2300 Glades Road	ALVA FL 33920 US	
Zone	02		BOCA RATON FL 33431 US		
Packages	1				
Rated Weight	3.0 lbs, 1.4 kgs		Transportation Charge		8.01
Delivered	Aug 01, 2020 10:59		Fuel Surcharge		0.50
Svc Area	A5		Residential Delivery		4.40
Signed by	see above		DAS Extended Resi		4.65
FedEx Use	000000000/271627/02		Saturday Delivery		16.00
<b>Total Charge</b>				<b>USD</b>	<b>\$33.56</b>

<b>Third Party Subtotal</b>	<b>USD</b>	<b>\$168.43</b>
<b>Total FedEx Express</b>	<b>USD</b>	<b>\$168.43</b>



<b>Invoice Number</b>	<b>Invoice Date</b>	<b>Account Number</b>	Page
7-097-88351	Aug 18, 2020		1 of 2

FedEx Tax ID: 71-0427007

**Billing Address:**

RIVER HALL COMMUNITY DVLPMNT  
 ACCOUNTS PAYABLE  
 2300 GLADES RD STE 410W  
 BOCA RATON FL 33431-8556

**Shipping Address:**

RIVER HALL COMMUNITY DVLPMNT  
 6131 LYONS RD STE 100  
 POMPANO BEACH FL 33073-4739

**Invoice Questions?  
 Contact FedEx Revenue Services**

Phone: 800.645.9424  
 M-F 7-5 (CST)  
 Internet: fedex.com/usgovt

**Invoice Summary**

**FedEx Express Services**

Total Charges	USD	\$19.27
<b>TOTAL THIS INVOICE</b>	<b>USD</b>	<b>\$19.27</b>

Other discounts may apply.

519.410  
 001

**Account Summary as of Aug 18, 2020**

Previous Balance	214.95
Payments	-8.80
Adjustments	0.00
New Charges	19.27
<b>New Account Balance</b>	<b>\$225.42</b>

**FedEx News!**

Your FedEx invoice has been enhanced to provide you additional details and make it easier to read. For more information regarding the changes, please go to [fedex.com/invoicechanges](http://fedex.com/invoicechanges). If you have any questions, please contact the FedEx Revenue Services Department at 1.800.622.1147. Thank you for using FedEx. - FedEx Revenue Services Department

Detailed descriptions of surcharges can be located at [fedex.com](http://fedex.com)

To ensure proper credit, please return this portion with your payment to FedEx. Please do not staple or fold. Please make check payable to FedEx.

<b>Invoice Number</b>	<b>Invoice Amount</b>	<b>Account Number</b>	<b>Account Balance</b>
7-097-88351	USD \$19.27		USD \$225.42

**Remittance Advice**

Your payment is due by Oct 02, 2020

709788351100000192739484840302000022542500000192730

0007329 01 AV 0:306 \*\*AUTO 18 1 12 31 33431-855643 -C01-P07130-11



RIVER HALL COMMUNITY DVLPMNT  
 ACCOUNTS PAYABLE  
 2300 GLADES RD STE 410W  
 BOCA RATON FL 33431-8556



FedEx  
 P.O. Box 371461  
 Pittsburgh PA 15250-7461



62322310032548

<b>Invoice Number</b>	<b>Invoice Date</b>	<b>Account Number</b>	Page
7-097-88351	Aug 18, 2020		2 of 2

### FedEx Express Shipment Detail By Payor Type (Original)

**Ship Date:** Aug 07, 2020      **Cust. Ref.:** River Hall CDD      **Ref.#2:**  
**Payor:** Third Party      **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 3.00% to this shipment.
- Distance Based Pricing, Zone 2
- Package sent from: 33966 zip code
- Package Delivered to Recipient Address - Release Authorized

<b>Automation</b>	INET	<b>Sender</b>	<b>Recipient</b>	
<b>Tracking ID</b>	791071235051	Joseph E. Metcalfe, III	Chuck Adams	
<b>Service Type</b>	FedEx Priority Overnight	River Hall CDD	Wrathell, Hunt & Assoc.	
<b>Package Type</b>	FedEx Envelope	15399 Yellow Wood Drive	1400 Harbor View Drive	
<b>Zone</b>	02	ALVA FL 33920 US	NORTH FORT MYERS FL 33917 US	
<b>Packages</b>	1			
<b>Rated Weight</b>	N/A	<b>Transportation Charge</b>		6.89
<b>Delivered</b>	Aug 10, 2020 09:04	<b>Fuel Surcharge</b>		0.34
<b>Svc Area</b>	A3	<b>Residential Delivery</b>		4.40
<b>Signed by</b>	see above	<b>Print Return Label</b>		1.00
<b>FedEx Use</b>	000000000/71279/02	<b>Total Charge</b>	<b>USD</b>	<b>\$12.63</b>

**Ship Date:** Aug 10, 2020      **Cust. Ref.:** Executed Doc's      **Ref.#2:**  
**Payor:** Third Party      **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 3.00% to this shipment.
- Distance Based Pricing, Zone 2
- Package sent from: 33982 zip code

<b>Automation</b>	INET	<b>Sender</b>	<b>Recipient</b>	
<b>Tracking ID</b>	771215501099	Chuck Adams	Attn: Daphne Gillyard	
<b>Service Type</b>	FedEx Standard Overnight	Wrathell, Hunt & Assoc.	Wrathell, Hart, Hunt & Assoc.,	
<b>Package Type</b>	FedEx Envelope	9220 Bonita Beach Road	2300 Glades Road	
<b>Zone</b>	02	BONITA SPRINGS FL 34135 US	BOCA RATON FL 33431 US	
<b>Packages</b>	1			
<b>Rated Weight</b>	1.0 lbs, 0.5 kgs	<b>Transportation Charge</b>		6.45
<b>Delivered</b>	Aug 11, 2020 11:09	<b>Fuel Surcharge</b>		0.19
<b>Svc Area</b>	A1	<b>Total Charge</b>	<b>USD</b>	<b>\$6.64</b>
<b>Signed by</b>	D.GILYARD			
<b>FedEx Use</b>	000000000/51843/			

<b>Third Party Subtotal</b>	<b>USD</b>	<b>\$19.27</b>
<b>Total FedEx Express</b>	<b>USD</b>	<b>\$19.27</b>

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GulfScapes Landscape  
Management Svcs.  
PO Box 8122  
Naples, FL 34101 US  
239-455-4911

# Invoice 25914



**BILL TO**  
River Hall CDD  
c/o Wrathel, Hart, Hunt &  
Associates, LLC  
9220 Bonita Beach Rd., #214  
Bonita Springs, FL 34135

DATE 08/31/2020	PLEASE PAY <b>\$13,401.00</b>	DUE DATE 09/30/2020
--------------------	----------------------------------	------------------------

DESCRIPTION		AMOUNT
Monthly Landscape Maintenance for August 2020	539.464	<i>13,401.00</i>

TOTAL DUE **\$13,401.00**

THANK YOU.



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

519.320  
 001

July 24, 2020  
 Invoice No: 82990  
 Project No: 2015012  
 Page 1

Re: River Hall CDD

For professional services rendered for the period June 27, 2020 to July 24, 2020

Prepare ICPR model for existing system discharging to FPL easement; Payment Requisitions;  
 Correspondence with Mag on bank clearing; Attend Board meeting.

**Hourly Charges**

<u>Employees</u>	<u>Title</u>	<u>Date</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
<b>Additional Services</b>					
Charles L. Krebs	Engineer VI	07/06/2020	0.25	155.00	38.75
	proposal for lake bank clearing				
Charles L. Krebs	Engineer VI	07/09/2020	1.50	155.00	232.50
	attend meeting				
Charles L. Krebs	Engineer VI	07/14/2020	0.50	155.00	77.50
	gen cor with carl b on up coming developments				
	requisition for solitude				
Charles L. Krebs	Engineer VI	07/17/2020	1.50	155.00	232.50
	payment requisitions				
Charles L. Krebs	Engineer VI	07/20/2020	1.00	155.00	155.00
	payment req				
	forward gate info to maj				
	forward lake proposal to maj				
Tyler P. Bonnough	Engineer II	07/01/2020	2.00	100.00	200.00
	ICPR texas crossing model comparison				
Tyler P. Bonnough	Engineer II	07/01/2020	2.00	100.00	200.00
	Final summarization for ICPR modeling results				
Tyler P. Bonnough	Engineer II	07/07/2020	3.00	100.00	300.00
	ICPR remodel summary with survey data				
Jackelyn Lopez	Tech IV	07/16/2020	0.50	70.00	35.00
	Requisition #61				
Jackelyn Lopez	Tech IV	07/17/2020	1.25	70.00	87.50



<u>Employees</u>	<u>Title</u>	<u>Date</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
	Modified Req. #61, Typed Requisition #62 and #63. Scanned, saved and sent.				
Jackelyn Lopez	Tech IV	07/20/2020	0.25	70.00	17.50
	Sent proof of pament for requisition #62.				
		Phase Total:	13.75		1,576.25
		Project Total:	13.75		1,576.25

**Total Hourly Charges** **\$1,576.25**

**Total Current Billing** **\$1,576.25**



# The News-Press media group

news-press.com A GANNETT COMPANY

## Classified Ad Receipt (For Info Only - NOT A BILL)

**Customer:** RIVER HALL CDD

**Ad No.:** 0004262312

**Address:** 2300 GLADES RD STE 410W  
BOCA RATON FL 33431  
USA

**Net Amt:** \$334.10

**Run Times:** 1

**No. of Affidavits:** 1

**Run Dates:** 07/02/20

### Text of Ad:

**RIVER HALL COMMUNITY  
DEVELOPMENT DISTRICT  
NOTICE OF VIRTUAL PUBLIC MEETING  
HELD DURING PUBLIC HEALTH  
EMERGENCY DUE TO COVID-19**

Notice is hereby given that the Board of Supervisors ("Board") of the River Hall Community Development District ("District") will hold its previously noticed regular meeting of the Board on July 9, 2020 at 3:30 p.m., remotely via Zoom and conference call. The meeting is being held for the necessary public purpose of considering any business that may properly come before the Board, which are necessary for the proper operation of the District.

While it is necessary to hold the above referenced meeting of the District's Supervisors utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. Toward that end, anyone wishing to listen and participate in the meeting can do so by accessing <https://us02web.zoom.us/j/84053190138> or dialing 1-929-205-6099 US, followed by meeting ID 840 5319 0138. Additionally, participants are encouraged to submit questions and comments to the District Manager, no later than 5:00 p.m., on July 7, 2020 at 561-571-0010 or [adamsc@whhassociates.com](mailto:adamsc@whhassociates.com) to facilitate the Board's consideration of such questions and comments during the meeting.

A copy of the agenda may be obtained by contacting the offices of the District Manager, do Wrathell, Hunt and Associates, LLC, at (561) 571-0010 ("District Manager's Office") or [adamsc@whhassociates.com](mailto:adamsc@whhassociates.com) during normal business hours or via the District's website, [www.riverhallcdd.org](http://www.riverhallcdd.org).

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

As indicated above, this meeting will be conducted by media communications technology. Anyone requiring assistance in order to obtain access to the telephonic, video conferencing, or other communications media technology being utilized to conduct this meeting should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager  
River Hall Community Development  
District  
AD#4262312 7/2/2020

**Classified Ad Receipt**  
**(For Info Only - NOT A BILL)**

**Customer:** RIVER HALL CDD

**Ad No.:** 0004274370

**Address:** 2300 GLADES RD STE 410W  
BOCA RATON FL 33431  
USA

**Net Amt:** \$901.64

**Run Times:** 2

**No. of Affidavits:** 1

**Run Dates:** 07/15/20, 07/22/20

**Text of Ad:**

**RIVER HALL COMMUNITY DEVELOPMENT DISTRICT**

**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2020/2021 BUDGET; NOTICE OF POSSIBLE REMOTE PROCEDURES DURING PUBLIC HEALTH EMERGENCY DUE TO COVID-19; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.**

The Board of Supervisors ("Board") of the River Hall Community Development District ("District") will hold a public hearing on August 6, 2020 at 3:30 p.m., for the purpose of hearing comments and objections on the adoption of the proposed budget ("Proposed Budget") of the District for the fiscal year beginning October 1, 2020 and ending September 30, 2021 ("Fiscal Year 2020/2021"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it.

It is anticipated that the public hearing and meeting will take place at the River Hall Town Hall Center, located at 3089 River Hall Parkway, Alva, Florida 33920. In the event that the COVID-19 public health emergency prevents the hearing and meeting from occurring in-person, the District may conduct the public hearing and meeting by telephone or video conferencing communications media technology pursuant to governmental orders, including but not limited to Executive Orders 20-52, 20-69, 20-112 and 20-114 issued by Governor DeSantis on March 9, 2020, March 20, 2020, April 29, 2020 and May 8, 2020, respectively, and any extensions or supplements thereof, and pursuant to Section 120.54(5)(b)2., Florida Statutes.

While it is necessary to hold the above referenced meeting of the District's Supervisors utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. Toward that end, anyone wishing to listen and participate in the meeting can do so via computer by accessing Zoom at <https://us02web.zoom.us/j/81475215331>, Meeting ID 814 7521 5331 or via telephone at 1 929 205 6099, Meeting ID 814 7521 5331. Additionally, participants are encouraged to submit questions and comments to the District Manager in advance at 561-571-0010 or [amsc@whhassociates.com](mailto:amsc@whhassociates.com) to facilitate the Board's consideration of such questions and comments during the meeting.

A copy of the agenda and Proposed Budget may be obtained by contacting the offices of the District Manager by mail at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, by phone at (561) 571-0010 ("District Manager's Office"), during normal business hours or by visiting the District's website, [www.riverhallcdd.org](http://www.riverhallcdd.org).

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. Even if the hearing is conducted in person, there may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager  
River Hall District  
AD#4274370

July 15, 22, 2020



**INVOICE**

Invoice Number: PI-A00457840  
 Invoice Date: 08/01/20

Voice: (888) 480-5253 Fax: (888) 358-0088

PROPERTY: River Hall CDD

**SOLD TO:** River Hall CDD  
 c/o Wrathell, Hunt & Associates, LLC 537.461  
 9220 Bonita Beach Road Suite #214 001  
 Bonita Springs, FL 34135

<b>CUSTOMER ID</b>	<b>CUSTOMER PO</b>	<b>Payment Terms</b>	
R0194		Net 30	
<b>Sales Rep ID</b>	<b>Shipment Method</b>	<b>Ship Date</b>	<b>Due Date</b>
Jeff Moding			08/31/20

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR11734 08/01/20 - 08/31/20 Wetlands Management Services		4,854.00	4,854.00
1	Lake & Pond Management Services SVR11792 08/01/20 - 08/31/20 Lake & Pond Management Services		6,966.00	6,966.00
1	Lake & Pond Management Services SVR11793 08/01/20 - 08/31/20 Fountain Maintenance Services		50.00	50.00

Water Mgt - OC

PLEASE REMIT PAYMENT TO:

1320 Brookwood Drive, Suite H  
 Little Rock, AR 72202

<b>Subtotal</b>	<b>11,870.00</b>
Sales Tax	0.00
Total Invoice	11,870.00
Payment Received	0.00
<b>TOTAL</b>	<b>11,870.00</b>

Trimmers Holiday Decor, Inc.  
2053 17th St SW  
Naples, FL 34117  
239-455-0286  
bill@trimmersholidaydecor.com  
www.trimmersholidaydecor.com

# Invoice



# TRIMMERS HOLIDAY DECOR

**BILL TO**  
River Hall CDD

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
2860	09/01/2020	\$3,500.00	10/01/2020	Net 30	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
09/01/2020	10--15 P	Holiday Lighting & Decor due October 1st Lighting on Oak Trees	1	3,500.00	3,500.00

Lighting on Oak Trees

BALANCE DUE

**\$3,500.00**

Trimmers Holiday Decor, Inc.  
2053 17th St SW  
Naples, FL 34117  
239-455-0286  
bill@trimmersholidaydecor.com  
www.trimmersholidaydecor.com

# Invoice



**TRIMMERS**  
**HOLIDAY DECOR**

**BILL TO**  
River Hall CDD

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
2862	09/01/2020	\$2,000.00	10/01/2020	Net 30	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
09/01/2020	10--15 P	Holiday Lighting & Decor 50% Payment due October 1st	1	2,000.00	2,000.00

BALANCE DUE

**\$2,000.00**



# Wrathell, Hunt & Associates, LLC

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

# Invoice

Date	Invoice #
9/1/2020	2019-1494

Bill To:
River Hall CDD 2300 Glades Rd. Suite 410W Boca Raton, FL 33431

Description	Amount
Management 512.311	3,750.00
Assessment Methodology 513.310	375.00
001	
<i>Building client relationships one step at a time ...</i>	<b>Total</b> \$4,125.00

# Wrathell, Hunt & Associates, LLC

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

# Invoice

Date	Invoice #
8/1/2020	2019-1400

Bill To:
River Hall CDD 2300 Glades Rd. Suite 410W Boca Raton, FL 33431

Description		Amount
Management	512.311	3,750.00
Assessment Methodology	513.310	375.00
	001	
<i>Building client relationships one step at a time ...</i>		<b>Total</b> \$4,125.00

2115 Second St.  
 P. O. Box 2278  
 Fort Myers, FL 33902  
 (239) 533-5007

514.100  
 001

*RIVER HALL*

<b>Transaction #</b> 103270519	<b>Name:</b> WRATHELL HUNT AND ASSOCIATES LLC
<b>Receipt #</b> 20161228	
<b>Date:</b> September 18, 2020 1:22 pm	<b>Address:</b> 9220 BONITA BEACH ROAD
<b>Cashier:</b> TKING	SUITE 214
<b>Department:</b> Recording	BONITA SPRINGS, FL 34135
<b>Source:</b> Mail	<b>Attention:</b> <i>RECORDING SERIES 2020</i>
<b>Returned:</b> No Return Envelope	<i>* NOTICE OF LIEN</i>
	<i>* NOTICE OF ASSESSMENTS</i>

**NOTICE**

CFN: 2020000223881

RECORDING FEE \$78.00

---

**LIEN**

CFN: 2020000223882

RECORDING FEE \$78.00

---

<b>PAYMENT:</b>	
CREDIT IPASS	AuthCode=29084840 AMOUNT: \$156.00

Subtotal	\$156.00	
Credit Card Fee	\$5.46	A 3.5% Service Fee will be applied
Credit Card Amount Charged	<b>\$161.46</b>	

<b>Total Payments:</b>	<b>Total Fees:</b>	<b>Escrow Deposit:</b>	<b>Overage/Refund:</b>
\$ 156.00	\$ 156.00	\$ 0.00	\$0.00

*CELFA* **REIMBURSE**  
**CHUCK ADAMS**

Signature: \_\_\_\_\_  
 Legal

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

Page: 1  
September 11, 2020  
File No: 16581-001M  
Statement No: 5

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

514.100  
001

Attn: Debbie Tudor

Gen Rep

		Previous Balance	\$1,487.50
		<u>Fees</u>	
08/06/2020	GLU	Review agenda and prepare for Board of Supervisors meeting; Participation in Board of Supervisors meeting	962.50
08/26/2020	GLU	Telephone conference with Charlie Krebs regarding ownership questions	35.00
08/27/2020	GLU	Exchange email correspondence with Debbie Tudor on agenda	70.00
		Professional Fees through 09/11/2020	<u>1,067.50</u>
		Total Current Work	1,067.50
		Balance Due (includes previous balance, if any)	<u>\$2,555.00</u>



Invoice Number	Invoice Date	Account Number
7-117-07866	Sep 08, 2020	

FedEx Tax ID: 71-0427007

**Billing Address:**

RIVER HALL COMMUNITY DVLPMNT  
ACCOUNTS PAYABLE  
2300 GLADES RD STE 410W  
BOCA RATON FL 33431-8556

**Shipping Address:**

RIVER HALL COMMUNITY DVLPMNT  
6131 LYONS RD STE 100  
POMPANO BEACH FL 33073-4739

**Invoice Questions?  
Contact FedEx Revenue Services**

Phone: 800.645.9424  
M-F 7-5 (CST)  
Internet: fedex.com/usgovt

**Invoice Summary**

**FedEx Express Services**

Total Charges	USD	\$13.42
<b>TOTAL THIS INVOICE</b>	<b>USD</b>	<b>\$13.42</b>

Other discounts may apply.  
519.410  
001

Detailed descriptions of surcharges can be located at [fedex.com](http://fedex.com)

To ensure proper credit, please return this portion with your payment to FedEx. Please do not staple or fold. Please make check payable to FedEx.

Invoice Number	Invoice Amount	Account Number
7-117-07866	USD \$13.42	

**Remittance Advice**

Your payment is due by Oct 23, 2020

7117078662000001342594848403020000000000000000000134250

0030134 01 AB 0.116 \*\*AUTO T9 0 1251 33431-855643 -L01-P30164-11



RIVER HALL COMMUNITY DVLPMNT  
ACCOUNTS PAYABLE  
2300 GLADES RD STE 410W  
BOCA RATON FL 33431-8556



FedEx  
P.O. Box 371461  
Pittsburgh PA 15250-7461



61026510000403

<b>Invoice Number</b>	<b>Invoice Date</b>	<b>Account Number</b>	Page
7-117-07866	Sep 08, 2020		2 of 2

**FedEx Express Shipment Detail By Payor Type (Original)**

**Ship Date:** Aug 31, 2020      **Cust. Ref.:** RHCDD & SNCDD Seals      **Ref.#2:**  
**Payor:** Third Party      **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 3.00% to this shipment.
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized

<b>Automation</b>	INET	<b>Sender</b>	<b>Recipient</b>	
<b>Tracking ID</b>	771398565294	Daphne Gillyard	Chuck Adams-Cleo Adams	
<b>Service Type</b>	FedEx Priority Overnight	WHA	1400 HARBOR VIEW DR	
<b>Package Type</b>	FedEx Box	2300 Glades Road	NORTH FORT MYERS FL 33917 US	
<b>Zone</b>	02	BOCA RATON FL 33431 US		
<b>Packages</b>	1			
<b>Rated Weight</b>	4.0 lbs, 1.8 kgs			
<b>Delivered</b>	Sep 01, 2020 11:47	<b>Transportation Charge</b>		8.63
<b>Svc Area</b>	A3	<b>Fuel Surcharge</b>		0.39
<b>Signed by</b>	see above	<b>Residential Delivery</b>		4.40
<b>FedEx Use</b>	000000000/271627/02	<b>Total Charge</b>	<b>USD</b>	<b>\$13.42</b>
			<b>Third Party Subtotal</b>	<b>USD \$13.42</b>
			<b>Total FedEx Express</b>	<b>USD \$13.42</b>



**FedEx® Billing Online**

FedEx Billing Online allows you to efficiently manage and pay your FedEx invoices online. It's free, easy and secure. FedEx Billing Online helps you streamline your billing process. With all your FedEx shipping information available in one secure online location, you never have to worry about misplacing a paper invoice or sifting through reams of paper to find information for past shipments. Go to [fedex.com](http://fedex.com) to sign up today!


GulfScapes Landscape  
Management Svcs.  
PO Box 8122  
Naples, FL 34101 US  
239-455-4911

# Invoice 25939



<b>BILL TO</b> River Hall CDD c/o Wrathel, Hart, Hunt & Associates, LLC 9220 Bonita Beach Rd., #214 Bonita Springs, FL 34135	539.468 001	<b>DATE</b> 09/08/2020	<b>PLEASE PAY</b> <b>\$6,772.00</b>	<b>DUE DATE</b> 10/08/2020
---	----------------	---------------------------	--	-------------------------------

DESCRIPTION	AMOUNT
See Map, remove Indian Hawthorne and add 90- 3 gal Dazzle Arbacolas	1,350.00
See map, Remove the old Pittosporums and add 100- 3 gal Green Carrisa	1,450.00
See map, end of the southern island remove the Indain Hawthorne and add 60- 3 gal yellow Thryallis	960.00
See Map end of the island in front of the thryallis on the fare south end add 24- 3 gal Green Carrisa	348.00
Across front the school in the island remove all the Fakahachee accept for the outside row and replace with 120- 3 gal Panama Rose	1,740.00
Same area at the corner add 24- 3 gal Pink Bougainvillea's	384.00
Same island, half way up remove the star Jasmine and add 36- 3 gal dazzle arbacolas	540.00

Landscape Replacements 

**TOTAL DUE** **\$6,772.00**

THANK YOU,



**River Hall CDD**

c/o Wrathell, Hunt & Associates  
2300 Glades Road, Suite 410W  
Boca Raton, FL 33431

**Statement of Account**

*September 11, 2020*

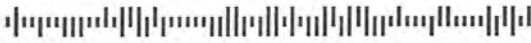
<u>Invoice #</u>	<u>Date</u>	<u>Amount</u>
2015012 River Hall CDD 82990	07/24/2020	1,576.25
Subtotal:		1,576.25
<b>Balance Due.....</b>		<b>1,576.25</b>
<b>Total Amount Now Due</b>		<b>1,576.25</b>



# The News-Press media group

PART OF THE USA TODAY NETWORK

519.480  
001

ACCOUNT NAME River Hall Cdd		ACCOUNT # 6056	PAGE # 1 of 1
INVOICE # 0003486347	BILLING PERIOD Aug 1- Aug 31, 2020	PAYMENT DUE DATE September 20, 2020	
PREPAY (Memo Info) \$0.00	UNAPPLIED (included in amt due) \$0.00	TOTAL AMOUNT DUE <b>\$3,689.20</b>	
BILLING ACCOUNT NAME AND ADDRESS RIVER HALL CDD C/O WRATHELL, HUNT & ASSOC LLC DAPHNE GILLYARD 2300 GLADES RD STE 410W BOCA RATON, FL 33431-8556 		BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com	FEDERAL ID 47-2493274
<p><b>Terms and Conditions:</b> Past due accounts are subject to interest at the rate of 12% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. All funds payable in US dollars.</p>			

000000605600000000000000034863470036892010266

Contact [abgspecial@gannett.com](mailto:abgspecial@gannett.com) to sign-up for the convenience of having your invoice e-mailed to you. Once signed up you can also enjoy the convenience of making online payments. Previous account number reference if needed: **471122**.

Date	Description	Amount
8/1/20	Balance Forward	\$2,193.76
8/12/20	PAYMENT - THANK YOU	-\$385.76

**Legal Advertising:**

Date range	Product	Order Number	Description	PO Number	Runs	Ad Size	Net Amount
8/17/20	News-Press	GCI0473197	Notice Of Public Hearing & Spe		1	3 x 12 in	\$939.60
8/24/20	News-Press	GCI0473197	Notice Of Public Hearing & Spe		1	3 x 12 in	\$941.60

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

# The News-Press media group

PART OF THE USA TODAY NETWORK

ACCOUNT NAME River Hall Cdd	PAYMENT DUE DATE September 20, 2020	AMOUNT PAID
ACCOUNT NUMBER 6056	INVOICE NUMBER 0003486347	

CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL AMOUNT DUE
\$1,881.20	\$1,235.74	\$0.00	\$572.26	\$0.00	\$0.00	<b>\$3,689.20</b>

REMITTANCE ADDRESS (Include Account# & Invoice# on check)

News-Press Media Group  
P O Box 677583  
Dallas, TX 75267-7583

TO PAY WITH CREDIT CARD PLEASE FILL OUT BELOW:

VISA     MASTERCARD     DISCOVER     AMEX

Card Number \_\_\_\_\_  
Exp Date \_\_\_\_ / \_\_\_\_ / \_\_\_\_    CVV Code \_\_\_\_\_  
Signature \_\_\_\_\_    Date \_\_\_\_\_

000000605600000000000000034863470036892010266



# PASSARELLA & ASSOCIATES INC

13620 Metropolis Avenue  
Suite 200  
Fort Myers, FL 33912  
239-274-0067

In Account With  
River Hall Community Dev. District  
2300 Glades Road, Suite 410W  
Boca Raton, FL 33431

519.320  
001

## River Hall - GIS Services

Project #18RHC2906 (Invoice 9)

September 16, 2020

For GIS services for River Hall Community Development District located in Lee County, Florida per Professional Services Agreement dated August 23, 2018.

Professional services through August 31, 2020

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed
1.0 GIS Services - River Hall CDD GIS Web Application	20,000.00	101	20,166.25	20,166.25	0.00
90.0 Additional GIS Services	0.00	0	0.00	4,497.50	4,497.50
99.0 Reimbursables	0.00	0	0.00	0.00	0.00
Total	20,000.00		20,166.25	24,663.75	4,497.50

**Professional Services Due This Invoice: 4,497.50**

### Task 90.0 Additional GIS Services

	Hours	Rate	Billed Amount
<u>GIS Analyst III</u>			
08/18/2020 Data compilation; GIS web map updates	4.00	120.00	480.00
08/19/2020 Data compilation; GIS web map updates	5.75	120.00	690.00
08/20/2020 Data compilation; GIS web map updates	6.50	120.00	780.00
08/21/2020 Data compilation; GIS web map updates	6.00	120.00	720.00
08/24/2020 Data compilation; GIS web map updates	5.00	120.00	600.00
08/25/2020 Data compilation; GIS web map updates	2.50	120.00	300.00
<u>GIS Manager</u>			
08/17/2020 Data compilation; GIS web map updates	2.50	140.00	350.00
08/24/2020 Data compilation; GIS web map updates	3.00	140.00	420.00
08/31/2020 GIS review; GIS updates to web application	1.00	140.00	140.00
<u>Administrative Assistant III</u>			
08/18/2020 Data compilation	0.25	70.00	17.50
Task subtotal			4,497.50

Engineering

**RIVER HALL**  
**COMMUNITY DEVELOPMENT DISTRICT**

**9**

**DRAFT**

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

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The River Hall Community Development District Board of Supervisors held a Regular Meeting on October 1, 2020, at 3:30 p.m., in person at River Hall Town Hall Center, located at 3089 River Hall Parkway, Alva, Florida 33920, and remotely, via Zoom, at <https://us02web.zoom.us/j/82750952717>, and 1-929-205-6099, Meeting ID 827 5095 2717, for both.

**Present were:**

Joseph E. Metcalfe III	Chair
Ken Mitchell	Vice Chair
Paul D. Asfour	Assistant Secretary
Michael Morash	Assistant Secretary
Robert Stark	Assistant Secretary

**Also present were:**

Chuck Adams	District Manager
Cleo Adams	Assistant District Manager
Tammie Smith	Operations Manager
Greg Urbancic	District Counsel
Charlie Krebs	District Engineer
Grady Miars	GreenePointe Communities LLC
Peter Dame	Bond Counsel
Mike Higgin	Ashton Oak Associates
Jim Sickles	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 3:30 p.m. Supervisors Mitchell, Asfour, Morash and Stark were present. Supervisor Metcalfe was not present at roll call.

In consideration of the COVID-19 pandemic, this meeting was being held in person, virtually, via Zoom, and telephonically, as permitted under the Florida Governor’s Executive Orders, which allow local governmental public meetings to occur by means of communications

39 media technology, including virtually and telephonically. The meeting was advertised to be held  
40 virtually and telephonically and the meeting agenda was posted on the District's website.

41 Mr. Adams stated the Governor's most recent Executive Order extension indicated that  
42 local governments should plan for in-person meetings, beginning on November 1, 2020.

43

44 **SECOND ORDER OF BUSINESS**

**Public Comments (3 minutes per speaker)**

45

46 There were no public comments.

47

48 **THIRD ORDER OF BUSINESS**

**Developer Update: Development and  
Master Association Activities**

49

50

51 Referencing a PowerPoint presentation, Mr. Miars provided the following update:

52 ➤ The national resale market was expected to rise 20 to 23%, on average, over the next  
53 year. Florida was predicted to lead the resale market due to low inventory of new homes.

54 ➤ Projected Sales: Compared to last year, sales were strong, with 14 sales for the month  
55 between the two communities. Pulte would take 30 lots in the Country Club next month.

56 ➤ Bi-weekly meetings are held with the Pulte and Lennar sales teams.

57 ➤ Seasonal Readiness: New and replaced signs would be installed throughout the  
58 community. Landscaping would be maintained, on schedule, as the wet season ends.

59 ➤ Development Orders (DOs): The DO for the pool and Tiki Bar was issued and the building  
60 permit was issued. Applications were submitted for the vegetation and utilities permits. Site  
61 work should begin next week and vertical improvements should be seen before the end of  
62 October. An update would be sent to the community once a start date is given. Construction  
63 should take four to five months, so the goal of completion by February or March may be met.

64 ➤ Parcel S: Roadwork was scheduled to begin on October 20, 2020 and utility work would  
65 begin soon. Pulte was awaiting permits and would begin constructing model homes soon.

66 ➤ Hampton Lakes South: The Department of Health permit for Phases II and III utilities was  
67 pending. Work was underway in the community.

68 ➤ HOA Management: A change was made and residents have been active on the Board.  
69 An e-blast was sent regarding pool repairs scheduled for October 5, 2020. After an acid wash,

70 the filter system would be replaced and jets would be replaced with vertical jets to prevent  
71 staining. Repairs should take two weeks.

72 ➤ Canopies were ordered for the bocce and pickleball courts. Sitting areas would be  
73 installed and monitored to determine if additional seating is needed. A golf cart parking area  
74 would be designated.

75 ➤ Preserve Perimeter Security: Sheriff contractors were performing nightly details,  
76 throughout the preserve, at varying times and in various vehicles. Contact was made with  
77 several people; most have run away and no arrests were made. Activity in the preserve had  
78 decreased. The security details would continue with the hope of eradicating the issues.

79 ➤ Additional barbed wire would be installed on the gate at the southwest corner of  
80 Hampton Lakes and Portico. The contractor would attach additional barbed wire fence to tie in  
81 with the existing barrier gate within the next two weeks.

82 ➤ Country Club Pedestrian Gate Access: Gates were ordered and permits were pulled.

83 ➤ The gates across the land bridge between Hampton Lakes and the Country Club were  
84 ready for installation; an easement or agreement would be required.

85 Mr. Morash asked if stone could be installed rather than barbed wire. Mr. Miars stated  
86 that boulders would be installed and the area would also be added to the Sheriff's detail area.

87 Mr. Adams asked Mr. Urbancic what would be the best mechanism for the Developer to  
88 install on the fence on Lake #2. Mr. Urbancic asked if the District would ultimately own and  
89 operate the fence. Mr. Adams replied affirmatively. Mr. Urbancic recommended issuing a  
90 licensing agreement allowing the Developer to access the property for purposes of installing the  
91 fence; presumably the fence would be conveyed to the District, via a Bill of Sale, once  
92 constructed. Mr. Morash agreed that was an acceptable solution as the CDD and the Developer  
93 each own a portion of the land that would be deeded to the CDD in the future.

94 **Mr. Metcalfe joined the meeting at 3:43 p.m.**

95

96 **On MOTION by Mr. Mitchell and seconded by Mr. Morash, with all in favor,**  
97 **authorizing Staff to draft a Licensing Agreement allowing the Developer to**  
98 **construct the fence at Lake #2, to be conveyed to the District via a Bill of Sale,**  
99 **was approved.**

100

101

102 **FOURTH ORDER OF BUSINESS** **Update: Perimeter Access Control**  
103 **Initiatives**

104  
105

106 Mr. Adams stated that photographs showing installation in progress for the vehicle  
107 barrier gate were emailed to the Board.

108

109 **FIFTH ORDER OF BUSINESS** **Consideration of Carter Fence Proposals to**  
110 **Install Decorative Fence on CDD Property**  
111 **off the End of Antigua**

112

113 **A. PowerPoint Presentation/Recommendations**

114 Mr. Stark presented recommendations for three sections of decorative fence to be  
115 installed on CDD property, along River Hall Parkway, in conjunction with River Hall Country Club  
116 and the River Hall HOA. He reviewed slides depicting and describing the three sections of  
117 fencing, discussed the scope of the project and responded to questions.

118 **B. Estimates**

119 **I. Estimate #27322**

120 **II. Estimate #27323**

121 **III. Estimate #27324**

122 Mr. Stark presented the Carter Fence proposals. Discussion ensued regarding fence  
123 placement. Mr. Adams stated the intent was to coordinate with adjacent property owners prior  
124 to commencement. Discussion ensued regarding the estimates, fence placement, property  
125 lines, fencing options and access for maintenance. Mr. Miars stated that existing County and  
126 public utility easements in Tract L would need to be addressed. Discussion ensued regarding  
127 existing utilities in the area.

128 **C. Alumi-Guard Styles, Colors, Adornments, Grades, Pickets & Posts**

129 Mr. Adams felt that the proposed commercial grade black decorative option would  
130 provide a level of security to the first homeowners adjacent to the Parkway. Staff would work  
131 with adjacent property owners and the County to obtain necessary easement agreements.  
132 Discussion ensued regarding adding a gate to provide access, placement of the fence on the  
133 property line and flexibility to accommodate existing fencing and pillars and close any gaps in

134 fencing. Mr. Stark stated that the proposed amount would include sufficient funds for minor  
135 modifications needed.

136

**On MOTION by Mr. Stark and seconded by Mr. Mitchell, with all in favor, the Carter Fence Estimates #27322, #27323 and #27324, as described, in a total not-to-exceed amount of \$55,000, were approved.**

137

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141

**SIXTH ORDER OF BUSINESS**

**Discussion/Consideration: Fence on Lake #2 HL**

143

144

145 This item was presented in conjunction with the Third Order of Business.

146

**SEVENTH ORDER OF BUSINESS**

**Update: Traffic Study/Speed Reduction Request SR 80**

148

149

150 Mr. Adams stated that he would follow up on the Florida Department of Transportation  
151 (FDOT) scheduled installation of the recommended signs.

152

**EIGHTH ORDER OF BUSINESS**

**Consideration of National Pollutant Discharge Elimination System (NPDES) Report**

154

155

156

157 Mr. Krebs presented the NPDES Report and accompanying attachments and responded  
158 to questions. In the future, the District may be required to conduct some independent  
159 sampling due to bacteria and nutrient levels. Staff would work with the County and provide  
160 updates. Discussion ensued regarding the District's storm water retention system, water  
161 testing and the impact of expansion in Portico on Hickey Creek.

162

**On MOTION by Mr. Mitchell and seconded by Mr. Morash, the National Pollutant Discharge Elimination System (NPDES) Report, was approved.**

163

164

165

166

**NINTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of August 31, 2020**

168

169



170 Mr. Adams presented the Unaudited Financial Statements as of August 31, 2020. The  
171 financials were accepted.

172

173 **TENTH ORDER OF BUSINESS**

**Approval of September 10, 2020 Public  
174 Hearings and Regular Meeting Minutes**

175

176 Mr. Adams presented the September 10, 2020 Public Hearings and Regular Meeting  
177 Minutes.

178

179 **On MOTION by Mr. Morash and seconded by Mr. Mitchell, with all in favor, the**  
180 **September 10, 2020 Public Hearings and Regular Meeting Minutes, as**  
181 **presented, were approved.**

182

183

184 **ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

185

186 **A. District Engineer: *Hole Montes***

187 Mr. Krebs stated he attempted to arrange a conference call to discuss the NPDES permit  
188 and the control structure but staff was working remotely; a response was pending.

189 **B. District Counsel: *Coleman, Yovanovich and Koester***

190 There being nothing additional to report, the next item followed.

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

- 192 • **NEXT MEETING DATE: November 5, 2020 at 3:30 P.M.**

- 193 ○ **QUORUM CHECK**

194 The next meeting will be held on November 5, 2020 at 3:30 p.m. Mr. Adams stated that  
195 an in-person quorum would be required at the meeting location but Zoom and conference call  
196 options would also be available for participants wishing to participate with virtually or  
197 telephonically.

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

199 Mrs. Adams stated that the Operations Manager's Report was emailed to the Board  
200 yesterday. The pressure cleaning that was done the last three years, at a cost of \$11,725, was  
201 not budgeted but, given the recent favorable sidewalk, curb and monument inspections, she  
202 recommended pressure cleaning be done on an "as needed basis" for all but the monuments.

203 Mrs. Adams introduced Ms. Tammie Smith, the District’s new Operations Manager.

204

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

207

208 Mr. Mike Hagan, a Chestnut Grove resident, expressed concern about ongoing issues  
209 with nuisance hogs.

210 Mr. Jim Sickles, a resident, thanked the Board for their service and attention to the  
211 NPDES permit. He expressed concern about the lack of school zone signs on River Hall Parkway.

212

**On MOTION by Mr. Asfour and seconded by Mr. Stark, with all in favor, authorizing Staff to work with the Lee County Schools to obtain school zone signs appropriate for River Hall Parkway, was approved.**

213

214

215

216

217

218 **Mr. Metcalfe left the meeting at 4:46 p.m.**

219

220 **THIRTEENTH ORDER OF BUSINESS** **Supervisors’ Comments/Requests**

221

222 Mr. Mitchell requested the addition of a center line on the curve in the road near the  
223 golf course, due to numerous near-collisions. Mr. Miars stated he would address it.

224

225 **FOURTEENTH ORDER OF BUSINESS** **Adjournment**

226

227

**On MOTION by Mr. Mitchell and seconded by Mr. Stark, with all in favor, the meeting adjourned at 4:50 p.m.**

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234 [SIGNATURES APPEAR ON THE FOLLOWING PAGE]

235  
236  
237  
238  
239  
240

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Secretary/Assistant Secretary

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Chair/Vice Chair

**RIVER HALL**  
**COMMUNITY DEVELOPMENT DISTRICT**

**10C**

**RIVER HALL COMMUNITY DEVELOPMENT DISTRICT****BOARD OF SUPERVISORS FISCAL YEAR 2020/2021 MEETING SCHEDULE****LOCATION***River Hall Town Hall Center, located at 3089 River Hall Parkway, Alva, Florida 33920*

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 1, 2020</b>	<b>Regular Meeting</b>	<b>3:30 PM</b>
ZOOM: <a href="https://us02web.zoom.us/j/82750952717">https://us02web.zoom.us/j/82750952717</a> Meeting ID: 827 5095 2717 Dial by your location: +1 929 205 6099 Meeting ID: 827 5095 2717		
<b>November 5, 2020</b>	<b>Regular Meeting</b>	<b>3:30 PM</b>
<b>December 3, 2020</b>	<b>Regular Meeting</b>	<b>3:30 PM</b>
<b>January 7, 2021</b>	<b>Regular Meeting</b>	<b>3:30 PM</b>
<b>February 4, 2021</b>	<b>Regular Meeting</b>	<b>3:30 PM</b>
<b>March 4, 2021</b>	<b>Regular Meeting</b>	<b>3:30 PM</b>
<b>April 1, 2021</b>	<b>Regular Meeting</b>	<b>3:30 PM</b>
<b>May 6, 2021</b>	<b>Regular Meeting</b>	<b>3:30 PM</b>
<b>June 3, 2021</b>	<b>Regular Meeting</b>	<b>3:30 PM</b>
<b>July 1, 2021</b>	<b>Regular Meeting</b>	<b>3:30 PM</b>
<b>August 5, 2021</b>	<b>Public Hearing &amp; Regular Meeting</b>	<b>3:30 PM</b>
<b>September 2, 2021</b>	<b>Regular Meeting</b>	<b>3:30 PM</b>

In the event that the COVID-19 public health emergency prevents the meetings from occurring in-person, the District may conduct the meetings by telephone or video conferencing communications media technology pursuant to governmental orders, including but not limited to Executive Orders 20-52, 20-69, 20-150, 20-179 and 20-193 issued by Governor, and any extensions or supplements thereof, and pursuant to Section 120.54(5)(b)2., Florida Statutes.