

RIVER HALL

COMMUNITY DEVELOPMENT DISTRICT

February 4, 2021

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

January 28, 2021

Board of Supervisors
River Hall Community Development District

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

Dear Board Members:

The Board of Supervisors of the River Hall Community Development District will hold a Regular Meeting on February 4, 2021, 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. Consideration of Fence and Landscaping Easement
6. Approval of Additional Wayfinding Sign on the Parkway Adjacent to the Hampton Lakes Monument
7. Acceptance of Unaudited Financial Statements as of December 31, 2020
8. Approval of January 7, 2021 Regular Meeting Minutes
9. Staff Reports
 - A. District Engineer: *Hole Montes*
 - B. District Counsel: *Coleman, Yovanovich & Koester*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: March 4, 2021 at 3:30 P.M.

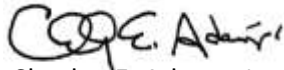
○ QUORUM CHECK

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

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE:

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

CONFERENCE ID: 8593810#

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

5

This instrument was prepared
without an opinion of title and
after recording return to:
Gregory L. Urbancic, Esq.
Coleman, Yovanovich & Koester, P.A.
4001 Tamiami Trail North, Suite 300
Naples, Florida 34103
(239) 435-3535

(space above this line for recording data)

FENCE AND LANDSCAPING EASEMENT

THIS FENCE AND LANDSCAPING EASEMENT (this "**Easement**") is made and executed as of this ___ day of _____, 2021 by **RH VENTURE THC, LLC**, a Florida limited liability company ("**Grantor**") in favor of **RIVER HALL COMMUNITY DEVELOPMENT DISTRICT**, a community development district established and existing pursuant to Chapter 190, Florida Statutes, whose address is c/o District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, its successors and assigns ("**Grantee**").

WITNESSETH:

Grantor hereby conveys, grants, bargains and sells unto Grantee a perpetual, non-exclusive easement, license and privilege over and across certain lands being located in Lee County, Florida and legally described on **Exhibit "A"** attached hereto and made a part hereof (the "**Easement Area**") for the following purposes: (i) installing, maintaining, replacing and/or removing fencing, landscaping, irrigation and related materials and equipment, including, but not limited to, plants, conduit pipes, and water piping (collectively, the "**Fencing Improvements**") as may be, from time to time, located upon or within the Easement Area; and (ii) pedestrian and vehicular ingress and egress over, in, upon, across and through the Easement Area as may be reasonably necessary to effectively utilize the easement rights granted herein relating to the Fencing Improvements and for ingress and egress to and from the Fencing Improvements (collectively, the "**Easement Activity**").

Grantor grants to Grantee, its successors and assigns, the right to enter upon the Easement Area, place, excavate, and take materials for the purpose of conducting the Easement Activity pursuant to the terms of this Easement. Grantee shall be responsible for maintaining and repairing any Fencing Improvements owned by Grantee within the Easement Area. Except for the Fencing Improvements owned by Grantee within the Easement Area, Grantor (or its successor in title) shall be responsible for the maintenance, repair and replacement of the Easement Area (and any other improvements therein), at its sole cost and expense, except to the extent of any damage to the Easement Area caused by Grantee's negligence or intentional misconduct, in which instance Grantee shall restore any damage caused by Grantee to the Easement Area. Grantor shall in no way interfere with Grantee's right to enter upon the Easement Area pursuant to the terms of this Easement.

This Easement shall be a covenant running with the land and shall be binding upon and inure to the benefit of the parties hereto.

Grantor warrants that it is lawfully seized in fee simple of the land upon which this Easement is situated and it has good and lawful authority to convey this Easement.

IN WITNESSES WHEREOF, Grantor hereby executes this Easement as of the date first written above.

GRANTOR:

RH VENTURE THC, LLC,
a Florida limited liability company

Witnesses:

Signature
Printed Name: _____

By: _____
Graydon E. Miars, Vice President

Signature
Printed Name: _____

STATE OF FLORIDA)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this _____ of _____, 2021, by Graydon E. Miars, as Vice President of RH Venture THC, LLC, a Florida limited liability company, on behalf of the company, who is () personally known to me or () has produced _____ as evidence of identification.

(SEAL)

NOTARY PUBLIC
Name: _____
(Type or Print)
My Commission Expires:

ACCEPTED BY GRANTEE:

**RIVER HALL COMMUNITY
DEVELOPMENT DISTRICT,**
a community development district

Witnesses:

Signature
Printed Name: _____

By: _____
Joseph E. Metcalfe, III, Chair

Signature
Printed Name: _____

STATE OF FLORIDA)
) ss.
COUNTY OF LEE)

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this _____ of _____, 2021, by Joseph E. Metcalfe, III, as Chair of River Hall Community Development District, a community development district established and existing pursuant to Chapter 190, Florida Statutes, on behalf of the District, who () is personally known to me or () has produced _____ as evidence of identification.

(SEAL)

NOTARY PUBLIC
Name: _____
(Type or Print)
My Commission Expires:

Exhibit "A"
Easement Area

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

6





RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

7

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
DECEMBER 31, 2020**

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 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
ASSETS						
SunTrust	\$1,612,714	\$ -	\$ -	\$ -	\$ -	\$ 1,612,714
Investments						
SBA	5,271	-	-	-	-	5,271
Reserve	-	1	206,928	-	-	206,929
Capitalized interest	-	-	167,123	-	-	167,123
Interest A-1	-	1	-	-	-	1
Revenue A-1	-	431,694	-	-	-	431,694
Revenue A-2	-	300,546	-	-	-	300,546
Prepayment A-1	-	348	-	-	-	348
Construction	-	-	-	475,584	6,708,584	7,184,168
Cost of issuance	-	-	200	-	-	200
Due from general fund	-	757,435	-	-	-	757,435
Deposits	1,622	-	-	-	-	1,622
Total assets	<u>\$1,619,607</u>	<u>\$ 1,490,025</u>	<u>\$ 374,251</u>	<u>\$ 475,584</u>	<u>\$ 6,708,584</u>	<u>\$10,668,051</u>
LIABILITIES AND FUND BALANCES						
Liabilities:						
Accounts payable	\$ 15,955	\$ -	\$ -	\$ -	\$ -	\$ 15,955
Due to debt service fund - A1	421,302	-	-	-	-	421,302
Due to debt service fund - A2	336,133	-	-	-	-	336,133
Total liabilities	<u>773,390</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>773,390</u>
Fund balances:						
Nonspendable						
Prepaid and deposits	1,622	-	-	-	-	1,622
Restricted for:						
Debt service	-	1,490,025	374,251	-	-	1,864,276
Capital projects	-	-	-	475,584	6,708,584	7,184,168
Assigned to:						
Operating capital	145,000	-	-	-	-	145,000
Disaster recovery	250,000	-	-	-	-	250,000
Unassigned	449,595	-	-	-	-	449,595
Total fund balances	<u>846,217</u>	<u>1,490,025</u>	<u>374,251</u>	<u>475,584</u>	<u>6,708,584</u>	<u>9,894,661</u>
Total liabilities and fund balances	<u>\$ 1,619,607</u>	<u>\$ 1,490,025</u>	<u>\$ 374,251</u>	<u>\$ 475,584</u>	<u>\$ 6,708,584</u>	<u>\$ 10,668,051</u>

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED DECEMBER 31, 2020**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll: net	\$ 209,577	\$ 283,986	\$ 455,625	62%
Assessment levy: off-roll	-	-	88,964	0%
Interest and miscellaneous	1	3	500	1%
Total revenues	<u>209,578</u>	<u>283,989</u>	<u>545,089</u>	52%
EXPENDITURES				
<i>Legislative</i>				
Supervisor	1,000	3,000	10,000	30%
<i>Financial & administrative</i>				
District management	3,750	11,250	45,000	25%
District engineer	1,544	1,964	25,000	8%
Trustee	-	-	7,100	0%
Tax collector/property appraiser	279	2,355	4,500	52%
Assessment roll prep	375	1,125	4,500	25%
Auditing services	-	-	3,300	0%
Arbitrage rebate calculation	-	-	650	0%
Public officials liability insurance	-	3,241	3,200	101%
Legal advertising	-	-	1,100	0%
Bank fees	-	-	350	0%
Dues, licenses & fees	-	175	175	100%
Postage	151	413	1,300	32%
ADA website compliance	-	-	210	0%
Website maintenance	-	-	705	0%
<i>Legal counsel</i>				
District counsel	840	2,310	12,000	19%
<i>Electric utility services</i>				
Utility services	746	2,377	9,000	26%
Street lights	155	466	3,000	16%
<i>Stormwater control</i>				
Fountain service repairs & maintenance	-	-	6,000	0%
Aquatic maintenance	11,870	35,637	140,000	25%
Lake/pond bank maintenance	-	-	5,000	0%
Stormwater system maintenance	-	-	40,000	0%

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED DECEMBER 31, 2020**

	Current Month	Year to Date	Budget	% of Budget
<i>Other physical environment</i>				
General liability insurance	-	4,036	4,000	101%
Property insurance	-	7,920	8,000	99%
Entry & walls maintenance	-	-	5,000	0%
Landscape maintenance	19,405	32,260	179,000	18%
Irrigation repairs & maintenance	-	-	2,500	0%
Landscape replacement plants, shrubs, trees	-	-	20,000	0%
Annual mulching	-	-	7,000	0%
Holiday decorations	-	5,500	12,000	46%
Clock tower maintenance	-	-	1,750	0%
Ornamental lighting & maintenance	-	-	1,000	0%
<i>Road & street facilities</i>				
Street/parking lot sweeping	650	650	750	87%
Street light/decorative light maintenance	-	1,400	4,000	35%
Roadway repair & maintenance	-	650	2,500	26%
Sidewalk repair & maintenance	-	-	1,500	0%
Street sign repair & replacement	-	-	1,500	0%
<i>Contingency</i>				
Miscellaneous contingency	-	-	50	0%
Total expenditures	<u>40,765</u>	<u>116,729</u>	<u>572,640</u>	20%
Excess/(deficiency) of revenues over/(under) expenditures	168,813	167,260	(27,551)	
Fund balances - beginning	677,404	678,957	660,248	
Assigned				
Operating capital	145,000	145,000	145,000	
Disaster recovery	250,000	250,000	250,000	
Unassigned	451,217	451,217	237,697	
Fund balances - ending	<u>\$ 846,217</u>	<u>\$ 846,217</u>	<u>\$ 632,697</u>	

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2011
FOR THE PERIOD ENDED DECEMBER 31, 2020**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll	\$ 758,445	\$ 1,027,728	\$ 1,651,146	62%
Special assessment: off-roll	-	-	254,733	0%
Interest	11	126	-	N/A
Total revenues	<u>758,456</u>	<u>1,027,854</u>	<u>1,905,879</u>	54%
EXPENDITURES				
Debt service				
Principal (A-1)	-	-	390,000	0%
Principal prepayment (A-1)	-	1,280,000	-	N/A
Principal (A-2)	-	-	455,000	0%
Interest (A-1)	-	263,917	527,833	50%
Interest (A-2)	-	307,516	615,033	50%
Total debt service	<u>-</u>	<u>1,851,433</u>	<u>1,987,866</u>	93%
Other fees & charges				
Tax collector	<u>1,011</u>	<u>2,021</u>	<u>-</u>	N/A
Total other fees and charges	<u>1,011</u>	<u>2,021</u>	<u>-</u>	N/A
Total expenditures	<u>1,011</u>	<u>1,853,454</u>	<u>1,987,866</u>	93%
Excess/(deficiency) of revenues over/(under) expenditures	757,445	(825,600)	(81,987)	
Fund balances - beginning	<u>732,580</u>	<u>2,315,625</u>	<u>934,490</u>	
Fund balances - ending	<u>\$ 1,490,025</u>	<u>\$ 1,490,025</u>	<u>\$ 852,503</u>	

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2020A
FOR THE PERIOD ENDED DECEMBER 31, 2020**

	Current Month	Year To Date
REVENUES		
Interest	\$ 2	\$ 5
Total revenues	2	5
EXPENDITURES		
Debt service		
Cost of issuance	-	1,500
Total debt service	-	1,500
Excess/(deficiency) of revenues over/(under) expenditures	2	(1,495)
Fund balances - beginning	374,249	375,746
Fund balances - ending	\$ 374,251	\$ 374,251

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND
FOR THE PERIOD ENDED DECEMBER 31, 2020**

	Current Month	Year To Date
	<u> </u>	<u> </u>
REVENUES		
Interest	\$ 17	\$ 75
Total revenues	<u>17</u>	<u>75</u>
 EXPENDITURES		
Construction in progress	<u>-</u>	<u>497,316</u>
Total expenditures	<u>-</u>	<u>497,316</u>
 Excess/(deficiency) of revenues over/(under) expenditures	17	(497,241)
 Fund balances - beginning	<u>475,567</u>	<u>972,825</u>
Fund balances - ending	<u><u>\$ 475,584</u></u>	<u><u>\$ 475,584</u></u>

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND 2020A
FOR THE PERIOD ENDED DECEMBER 31, 2020**

	Current Month	Year To Date
	<u> </u>	<u> </u>
REVENUES		
Interest	\$ 41	\$ 91
Total revenues	<u>41</u>	<u>91</u>
EXPENDITURES		
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	41	91
Fund balances - beginning	6,708,543	6,708,493
Fund balances - ending	<u>\$ 6,708,584</u>	<u>\$ 6,708,584</u>

River Hall Community Development District
Check Detail
December 2020

Type	Num	Date	Name	Account	Paid Amount	Original Am...
Check	2182	12/04/2020	PAUL ASFOUR	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	2183	12/04/2020	MICHAEL MORASH	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	2184	12/04/2020	KENNETH MITCHE...	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	2185	12/04/2020	JOSEPH METCAL...	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	2186	12/04/2020	ROBERT STARK	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Bill Pm...	2187	12/04/2020	GULFSCAPES LA...	101.001 · Suntrust-...		-19,405.00
Bill	26454	12/03/2020		539.464 · Landscap...	-19,405.00	19,405.00
TOTAL					-19,405.00	19,405.00
Bill Pm...	2188	12/04/2020	WRATHELL, HUNT...	101.001 · Suntrust-...		-4,125.00
Bill	2019-1753	12/03/2020		512.311 · Managem...	-3,750.00	3,750.00
				513.310 · Assessm...	-375.00	375.00
TOTAL					-4,125.00	4,125.00
Check	2189	12/30/2020	RIVER HALL CDD	101.001 · Suntrust-...		-149,218.68
				207.201 · Due to D...	-149,218.68	149,218.68
TOTAL					-149,218.68	149,218.68
Check	2190	12/30/2020	RIVER HALL CDD	101.001 · Suntrust-...		-119,053.10
				207.202 · Due to D...	-119,053.10	119,053.10
TOTAL					-119,053.10	119,053.10

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

Invoice 26454
539.464
001



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

DATE
11/30/2020

PLEASE PAY
\$19,405.00

DUE DATE
12/30/2020

DESCRIPTION	AMOUNT
Monthly Landscape Maintenance for November 2020	19,405.00

Landscape Maint.

TOTAL DUE

 \$19,405.00

THANK YOU.

November
contract less \$3K for Flowers
removed from the program
And \$6,999.00 removed for mulch
due to delays in receiving

Wrathell, Hunt & Associates, LLC

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

Invoice

Date	Invoice #
12/1/2020	2019-1753

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>		Total \$4,125.00

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

8

DRAFT

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

The River Hall Community Development District Board of Supervisors held a Regular Meeting on January 7, 2021, at 3:30 p.m., at River Hall Town Hall Center, located at 3089 River Hall Parkway, Alva, Florida 33920.

Present were:

Joseph E. Metcalfe, III	Chair
Ken Mitchell	Vice Chair
Paul D. Asfour	Assistant Secretary
Michael Morash (via telephone)	Assistant Secretary
Robert Stark	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Cleo Adams	Assistant District Manager
Greg Urbancic (via telephone)	District Counsel
Grady Miars (via telephone)	GreenePointe Communities LLC
Charlie Krebs	District Engineer

Residents present were:

Leon Harrington	Mike Hegan	Paul Carapella
Dean Rustad	Sonya Mitchell	Karen Asfour
Bob Cunningham	Ralph Corey	

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 3:30 p.m. Supervisors Metcalf, Mitchell, Asfour and Stark were present, in person. Supervisor Morash was attending via telephone.

SECOND ORDER OF BUSINESS

Public Comments (3 minutes per speaker)

Resident Dean Rustad noted a couple of washout areas at the pond near his home on the west side of Moss Way. He submitted a list of addresses that needed to be inspected.

40 Resident Mike Hegan noted ongoing traffic issues in the community and asked for an
41 update on construction of the gate and fencing. At a recent HOA meeting, he learned that the
42 gate material was not ordered. He voiced his desire to accelerate the process. Mr. Adams
43 stated the gate/fencing would be addressed later in the meeting.

44 Resident Sonya Mitchell inquired about the surrounding fence and reported that
45 individuals are constantly entering the community to fish in the pond near #11 and #12. She felt
46 that the CDD is responsible for securing the entrance. She commented that the community is
47 not a city park but is treated like one.

48 Resident Paul Carapella stated that he confronted two trespassers who were fishing in
49 the community pond and the trespassers noted that there were no "No Fishing" signs posted.

50 Resident Karen Asfour gave suggestions about the installation of a partial fence from the
51 guardhouse to the preserve, on the north side.

52 Resident Leon Harrington agreed with Mr. Hegan and Ms. Mitchell's concerns about the
53 need for a fence and stated that he constantly observes trespassers entering the property, as if
54 it were a public park. He felt that it should not be up to residents to patrol the area.

55 Resident Bob Cunningham asked if residents would have an opportunity to ask
56 questions and comment on the partial fence discussion later in the meeting. Mr. Metcalfe
57 replied affirmatively.

58 Resident Ralph Cory stated he was visited by an unannounced acquaintance at 9:00
59 p.m., one evening. In his opinion, the guards do not adequately screen those who want to
60 enter the community and it should be addressed. Discussion ensued regarding the security
61 guards, the HOAs' responsibility to make rules and set fines and the role of the CDD.

62

63 **THIRD ORDER OF BUSINESS**

Developer Update: Development and 64 Master Association Activities

65

66 Mr. Miars gave the following update:

67 ➤ The HOA budgets were approved in Town Hall and Hampton Lakes (HL). The gate would
68 be constructed during 2021.

69 ➤ Sales in HL increased from 72, in 2019, to 106, in 2020, and are expected to increase in
70 2021. River Hall Country Club (RHCC) sales increased from 14, in 2019, to 41, in 2020; a very

71 significant increase in sales is expected in 2021, due to the additional product lines that will
72 offered.

73 ➤ Construction in Hampton Lakes South and Parcel S were progressing nicely; the plats
74 would be recorded this week or the following week.

75 ➤ Additional sites were excavated and meaningful construction of the area buildings
76 would commence.

77

78 **FOURTH ORDER OF BUSINESS**

**Update: Perimeter Access Control
Initiatives**

79

80
81 Mr. Mitchell stated, regarding the CDD's financial responsibility for perimeter control,
82 the District manages a construction fund left over from the original bankruptcy settlement,
83 funded by RH Venture I and II, which includes going towards the development of HL and RHCC.
84 Although the District manages the fund, the Developer has a right to access funds to develop
85 infrastructure and Parcel S, which was included in the original plat and documents for the 2011
86 bond issue. As the construction fund is nearing completion, the Board was taking an active role
87 in designating how the remaining funds would be utilized. Discussion ensued regarding the
88 Developer contributions towards improvements, bond funds and the previous allocation of
89 \$55,000 towards a fence and placement and positioning of the fence.

90

91 **FIFTH ORDER OF BUSINESS**

Discussion: Partial Fence Option

92

93 Referencing slides, Mr. Stark presented the partial fence option and explained the three
94 proposals that were received. He discussed the easements, the top of the berm, a partial fence
95 along the roadway made up of plant beds and fencing and the County and utility company
96 restrictions. He recommended constructing a fence on top of the berm, on the south side of
97 the District-owned easement, and placing the fence 1' to 3' south of the easement, near the
98 Town Hall property. The same gate would be used to the north of the guardhouse.

99 Discussion ensued regarding the preserve line, fence contractor, fence and plant
100 materials that would be installed, the golf course, a utility gate, a decrease in trespassers once
101 the fence is erected, the estimated construction costs and the next steps.

102

103 **On MOTION by Mr. Stark and seconded by Mr. Metcalfe, with all in favor, the**
104 **partial fence option consisting of fencing and plantings, as illustrated in the**
105 **exhibit, was approved.**

106
107
108 **SIXTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial
Statements as of November 30, 2020**

109
110
111 Mr. Adams presented the Unaudited Financial Statements as of November 30, 2020.
112 Mr. Morash questioned a \$35 correspondence charge on the legal invoice. Mr. Urbancic would
113 check on the item and issue a credit to the District, if necessary. The financials were accepted.

114
115 **SEVENTH ORDER OF BUSINESS**

**Approval of December 3, 2020 Regular
Meeting Minutes**

116
117
118 Mr. Metcalfe presented the December 3, 2020 Regular Meeting Minutes. The following
119 changes were made:

120 Line 28: Delete "Patty &" before "Leon Harrington"

121 Line 28: Change "Laroso" to "Delaroso"

122
123 **On MOTION by Mr. Asfour and seconded by Mr. Stark, with all in favor, the**
124 **December 3, 2020 Regular Meeting Minutes, as amended, were approved.**

125
126
127 **EIGHTH ORDER OF BUSINESS**

Staff Reports

128
129 **A. District Engineer: *Hole Montes***

130 There being no report, the next item followed.

131 **B. District Counsel: *Coleman, Yovanovich & Koester***

132 Mr. Krebs would email the party responsible for a missing lock on a barrier gate.
133 Regarding whether the District had sufficient funds to install additional cameras, Mr. Adams
134 replied affirmatively; he would purchase two cameras and Mr. Stark would oversee the
135 installation and manage the cameras.

136 Mr. Urbancic stated, going forward, the District must ensure that contractors engaged
137 to work in the community are able to use e-verify.

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

139 Mr. Adams stated the annual audit process commenced.

- 140 • NEXT MEETING DATE: February 4, 2021 at 3:30 P.M.

- 141 ○ QUORUM CHECK

142 The next meeting would be held on February 4, 2021 at 3:30 p.m.

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

144 Mrs. Adams reported the following:

- 145 ➤ GulfScapes declined the bush-hogging project that was approved at the previous
- 146 meeting. Staff would continue seeking a new contractor.

- 147 ➤ The hog trapper could not provide an update for this meeting but would submit one
- 148 next week.

- 149 ➤ The holiday lighting contractor agreed to initiate the lighting earlier in November, going
- 150 forward; however, they would not issue a credit for 2020 for the installation delays related to
- 151 COVID-19.

- 152 ➤ Culvert inspections are scheduled for the week of March 8, 2020.

153

154 NINTH ORDER OF BUSINESS

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

155

156

157 There were no public comments.

158

159 TENTH ORDER OF BUSINESS

Supervisors' Comments/Requests

160

161 There being no Supervisors' comments or requests, the next item followed.

162

163 ELEVENTH ORDER OF BUSINESS

Adjournment

164

165

166

167

On MOTION by Mr. Asfour and seconded by Mr. Morash, with all in favor, the meeting adjourned at 4:37 p.m.

168
169
170
171
172
173

Secretary/Assistant Secretary

Chair/Vice Chair

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

9C

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

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 1, 2020	Regular Meeting	3:30 PM
ZOOM: https://us02web.zoom.us/j/82750952717 Meeting ID: 827 5095 2717 Dial: 1-929-205-6099 Meeting ID: 827 5095 2717		
November 5, 2020	Regular Meeting	3:30 PM
December 3, 2020	Regular Meeting	3:30 PM
January 7, 2021	Regular Meeting	3:30 PM
February 4, 2021	Regular Meeting	3:30 PM
March 4, 2021	Regular Meeting	3:30 PM
April 1, 2021	Regular Meeting	3:30 PM
May 6, 2021	Regular Meeting	3:30 PM
June 3, 2021	Regular Meeting	3:30 PM
July 1, 2021	Regular Meeting	3:30 PM
August 5, 2021	Public Hearing & Regular Meeting	3:30 PM
September 2, 2021	Regular Meeting	3:30 PM

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

9D



Wrathell, Hunt and Associates, LLC

TO: River Hall CDD Board of Supervisors

FROM: Tammie Smith – Operations Manager

DATE: February 4, 2021

SUBJECT: Status Report – Field Operations

Landscape Review Staff will continue to conduct a tour/review of the property to ensure project completions as well as day to day activities are being met. Staff has scheduled next landscape tour with the site manager for Wednesday, February 10th.

Landscape Activities:

- Hard wood pruning was completed in January
- Turf fertilizer is scheduled for this month
- Duranta was treated for white fly in January
- Turf mowing is scheduled for every other week through the end of February
- Turf in areas where it is brown has been scheduled this month for irrigation check
- Pine straw installation was completed the end of January

Lake Review: Staff conducted a Lake Review on Monday, December 21st. Overall lakes showed minimal concerns except for there was more torpedo grass than should be. Observations include: torpedo grass encroaching littorals/some algae at lake next to Cascades Exit and lake at Apple Blossom/Yellow Wood. Solitude was able to schedule treatment of these issues promptly. Staff has followed up with a review of these Lakes and found the torpedo grass and surface algae to be resolved.

Holiday Lighting & Decorating: As discussed at December's meeting concerning the unsatisfactory service by Trimmer's Holiday Décor (Bill), it was requested that I find a new vendor. So far, my research shows there are only seven businesses locally: two are currently booked, two closed and one is our vendor, thus leaving only two possibilities, Whited Holiday Décor – Ft. Myers and Brimmer's Holiday Décor – Naples.

Update: Staff has scheduled to meet with two new vendors, Deck the Halls and Tropex for this month.