

RIVER HALL

COMMUNITY DEVELOPMENT DISTRICT

January 6, 2022

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

December 30, 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 January 6, 2022, 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. Continued Discussion: Mustang Sub Station Landscaping
4. Discussion: Monthly Eblasts from HOA Regarding Pond/Lake Dangers
5. Acceptance of Unaudited Financial Statements as of November 30, 2021
6. Approval of December 9, 2021 Regular Meeting Minutes
7. Staff Reports
 - A. District Engineer: *Hole Montes*
 - Density Increase Map Amendment
 - I. Existing
 - II. Proposed
 - B. District Counsel: *Coleman, Yovanovich & Koester*
 - Update: Fence Installation in Portico
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: February 3, 2022 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
Michael Hagan	<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*
- 8. Public Comments: Non-Agenda Items (*3 minutes per speaker*)
- 9. Supervisors' Comments/Requests
- 10. 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
PARTICIPANT PASSCODE: 229 774 8903**

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

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**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
NOVEMBER 30, 2021**

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
NOVEMBER 30, 2021**

	General Fund	Debt Service Fund Series 2011	Debt Service Fund Series 2020A	Debt Service Fund Series 2021	Capital Projects Fund Series 2011	Capital Projects Fund Series 2020A	Total Governmental Funds
ASSETS							
SunTrust	\$ 945,608	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 945,608
Investments							
SBA	5,277	-	-	-	-	-	5,277
Reserve	-	2	206,939	75,461	-	-	282,402
Reserve A-2	-	-	-	412,553	-	-	412,553
Capitalized interest	-	-	6	-	-	-	6
Revenue A-1	-	2,638	4,631	71	-	-	7,340
Revenue A-2	-	4,747	-	57	-	-	4,804
Prepayment A-2	-	26,323	-	-	-	-	26,323
Construction	-	-	-	-	8	625,085	625,093
Cost of issuance	-	-	-	14,665	-	-	14,665
Due from general fund	-	-	58,983	207,794	-	-	266,777
Due from capital projects fund	-	8	-	-	-	-	8
Deposits	1,622	-	-	-	-	-	1,622
Total assets	<u>\$ 952,507</u>	<u>\$ 33,718</u>	<u>\$ 270,559</u>	<u>\$ 710,601</u>	<u>\$ 8</u>	<u>\$ 625,085</u>	<u>\$ 2,592,478</u>
LIABILITIES AND FUND BALANCES							
Liabilities:							
Accounts payable	\$ 805	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 805
Due to debt service fund 2020A	58,982	-	-	-	-	-	58,982
Due to debt service fund - A1	107,321	-	-	-	8	-	107,329
Due to debt service fund - A2	100,473	-	-	-	-	-	100,473
Total liabilities	<u>267,581</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>8</u>	<u>-</u>	<u>267,589</u>
Fund balances:							
Nonspendable							
Prepaid and deposits	1,622	-	-	-	-	-	1,622
Restricted for:							
Debt service	-	33,718	270,559	710,601	-	-	1,014,878
Capital projects	-	-	-	-	-	625,085	625,085
Assigned to:							
Operating capital	145,000	-	-	-	-	-	145,000
Disaster recovery	250,000	-	-	-	-	-	250,000
Unassigned	288,304	-	-	-	-	-	288,304
Total fund balances	<u>684,926</u>	<u>33,718</u>	<u>270,559</u>	<u>710,601</u>	<u>-</u>	<u>625,085</u>	<u>2,324,889</u>
Total liabilities and fund balances	<u>\$ 952,507</u>	<u>\$ 33,718</u>	<u>\$ 270,559</u>	<u>\$ 710,601</u>	<u>\$ 8</u>	<u>\$ 625,085</u>	<u>\$ 2,592,478</u>

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED NOVEMBER 30, 2021**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll: net	\$ 84,725	\$ 84,725	\$ 584,451	14%
Assessment levy: off-roll	-	-	130,870	0%
Interest and miscellaneous	-	1	500	0%
Total revenues	<u>84,725</u>	<u>84,726</u>	<u>715,821</u>	12%
EXPENDITURES				
<i>Legislative</i>				
Supervisor	1,000	2,000	12,000	17%
<i>Financial & administrative</i>				
District management	3,750	7,500	45,000	17%
District engineer	4,005	4,005	25,000	16%
Trustee	-	-	7,100	0%
Tax collector/property appraiser	3,828	3,828	5,653	68%
Assessment roll prep	375	750	4,500	17%
Auditing services	-	-	3,300	0%
Arbitrage rebate calculation	-	-	650	0%
Public officials liability insurance	-	3,303	3,600	92%
Legal advertising	341	341	1,100	31%
Bank fees	-	-	350	0%
Dues, licenses & fees	-	175	175	100%
Postage	145	283	1,300	22%
ADA website compliance	-	-	210	0%
Website maintenance	-	-	705	0%
<i>Legal counsel</i>				
District counsel	1,558	2,695	12,000	22%
<i>Electric utility services</i>				
Utility services	-	759	9,000	8%
Street lights	-	117	2,000	6%
<i>Stormwater control</i>				
Fountain service repairs & maintenance	-	-	6,000	0%
Aquatic maintenance	11,870	23,740	160,000	15%
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 NOVEMBER 30, 2021**

	Current Month	Year to Date	Budget	% of Budget
<i>Other physical environment</i>				
General liability insurance	-	4,247	4,400	97%
Property insurance	-	8,179	8,500	96%
Entry & walls maintenance	1,250	3,115	5,000	62%
Landscape maintenance	22,511	22,511	195,000	12%
Irrigation repairs & maintenance	-	-	2,500	0%
Landscape replacement plants, shrubs, trees	-	-	20,000	0%
Annual mulching	-	-	9,000	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	-	-	750	0%
Street light/decorative light maintenance	-	-	4,000	0%
Roadway repair & maintenance	-	-	2,500	0%
Sidewalk repair & maintenance	-	-	1,500	0%
Street sign repair & replacement	-	-	1,500	0%
<i>Contingency</i>				
Miscellaneous contingency	-	-	50	0%
Total expenditures	<u>50,633</u>	<u>93,048</u>	<u>614,093</u>	15%
Excess/(deficiency) of revenues over/(under) expenditures	34,092	(8,322)	101,728	
Fund balances - beginning	650,834	693,248	673,643	
Assigned				
Operating capital	145,000	145,000	145,000	
Disaster recovery	250,000	250,000	250,000	
Unassigned	289,926	289,926	380,371	
Fund balances - ending	<u>\$ 684,926</u>	<u>\$ 684,926</u>	<u>\$ 775,371</u>	

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2011
FOR THE PERIOD ENDED NOVEMBER 30, 2021**

	Current Month	Year To Date
REVENUES		
Interest	\$ -	\$ 5
Total revenues	-	5
EXPENDITURES		
Debt service	-	-
Total debt service	-	-
Excess/(deficiency) of revenues over/(under) expenditures	-	5
Fund balances - beginning	33,718	33,713
Fund balances - ending	\$ 33,718	\$ 33,718

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2020A
FOR THE PERIOD ENDED NOVEMBER 30, 2021**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll	\$ 58,982	\$ 58,982	\$ 414,720	14%
Lot closings	-	4,631	-	N/A
Interest	1	2	-	N/A
Total revenues	<u>58,983</u>	<u>63,615</u>	<u>414,720</u>	15%
EXPENDITURES				
Debt service				
Principal	-	-	145,000	0%
Interest	134,293	134,293	268,588	50%
Total debt service	<u>134,293</u>	<u>134,293</u>	<u>413,588</u>	32%
Excess/(deficiency) of revenues over/(under) expenditures	(75,310)	(70,678)	1,132	
Fund balances - beginning	345,869	341,237	341,030	
Fund balances - ending	<u>\$ 270,559</u>	<u>\$ 270,559</u>	<u>\$ 342,162</u>	

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2021
FOR THE PERIOD ENDED NOVEMBER 30, 2021**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll	\$ 207,794	\$ 207,794	\$ 1,461,048	14%
Special assessment: off-roll	-	-	118,652	0%
Interest	3	4	-	N/A
Total revenues	<u>207,797</u>	<u>207,798</u>	<u>1,579,700</u>	13%
EXPENDITURES				
Debt service				
Principal (A-1)	-	-	485,000	0%
Principal (A-2)	-	-	530,000	0%
Interest (A-1)	33,994	33,994	169,969	20%
Interest (A-2)	37,238	37,238	186,188	20%
Total debt service	<u>71,232</u>	<u>71,232</u>	<u>1,371,157</u>	5%
Other fees & charges				
Cost of issuance	-	38,000	-	N/A
Total other fees and charges	<u>-</u>	<u>38,000</u>	<u>-</u>	N/A
Total expenditures	<u>71,232</u>	<u>109,232</u>	<u>1,371,157</u>	8%
Excess/(deficiency) of revenues over/(under) expenditures	136,565	98,566	208,543	
Fund balances - beginning	574,036	612,035	559,241	
Fund balances - ending	<u>\$ 710,601</u>	<u>\$ 710,601</u>	<u>\$ 767,784</u>	

**RIVER HALL
 COMMUNITY DEVELOPMENT DISTRICT
 STATEMENT OF REVENUES, EXPENDITURES,
 AND CHANGES IN FUND BALANCES
 CAPITAL PROJECTS FUND SERIES 2011
 FOR THE PERIOD ENDED NOVEMBER 30, 2021**

	Current Month	Year To Date
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Fund balances - beginning	-	-
Fund balances - ending	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2020A
FOR THE PERIOD ENDED NOVEMBER 30, 2021**

	Current Month	Year To Date
REVENUES		
Interest	\$ 7	\$ 20
Total revenues	7	20
EXPENDITURES		
Construction in progress	-	1,834,185
Total expenditures	-	1,834,185
Excess/(deficiency) of revenues over/(under) expenditures	7	(1,834,165)
Fund balances - beginning	625,078	2,459,250
Fund balances - ending	\$ 625,085	\$ 625,085

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

6

DRAFT

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

The Board of Supervisors of the River Hall Community Development District held a Regular Meeting on December 9, 2021, at 3:30 p.m., at River Hall Town Hall Center, located at 3089 River Hall Parkway, Alva, Florida 33920.

Present were:

Ken Mitchell	Chair
Robert Stark	Vice Chair
Paul D. Asfour	Assistant Secretary
Michael Morash	Assistant Secretary
Michael Hagan	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Cleo Adams	Assistant District Manager
Shane Willis	Operations Manager
Greg Urbancic (via telephone)	District Counsel
Charlie Krebs	District Engineer
Gary Stillwell	Nonresident
Paul Herbert	Resident
Alex Shue	Resident
Paul Griffith	Resident
Kathy Rustad	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 3:30 p.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

Public Comments (3 minutes per speaker)

Resident Alex Shue asked about Supervisor term lengths and which Supervisor's terms would expire next. Mr. Adams stated there is an election every two years and, in 2022, Seats 4 and 5, currently held by Mr. Hagan and Mr. Stark, respectively, will expire; the other three seats will expire in 2024. He explained the election process, including the qualifying period,

41 Supervisor of Election’s (SOE) role, public disclosure requirements by Staff, and Supervisor
42 qualifications.

43 Nonresident Gary Stillwell asked for an update on the Florida Power & Light (FPL)
44 substation and voiced his opinion that the Developer should install a buffer around the outpost
45 when constructing a nonresidential building; Pulte is blocking off a portion of the area into the
46 Country Club. He felt that the CDD should close a large breach across the FPL right-of-way
47 (ROW) that is straining the wetland area. Mr. Krebs stated that Staff received a permit package
48 from FPL and there would be extensive landscaping around its new facility. So far, only the
49 sprinklers have been installed. Mr. Mitchell asked Mr. Stillwell to share any project engineer’s
50 contact information with Mr. Krebs and Staff would investigate the breach in the wetland area.

51

52 **THIRD ORDER OF BUSINESS**

Continued Discussion: School Parent Pick-up Overflow onto Parkway

53

54

55 Mr. Adams reported the following:

56 ➤ The school received the CDD’s letter and dispatched someone to observe the parent
57 pickup overflow issues in the afternoons.

58 ➤ Prior to the meeting, Mr. Adams spoke with Mr. David Newman, of the Lee County
59 School District Safety and Security Office, and had positive dialogue about remedies to the
60 overflow parking, staffing issues, funding and a letter that Mr. Newman sent to the Sheriff’s
61 Department.

62 ➤ Mr. Adams would provide the Board with a copy of the letter.

63

64 **FOURTH ORDER OF BUSINESS**

Continued Discussion: Mustang Sub Station Landscaping

65

66

67 Mr. Mitchell asked if landscaping the substation was in Pulte’s plan. Discussion ensued
68 regarding landscaping quotes, the proposed FPL landscaping, additional gate installations and
69 the landscaping timeline.

70

71 **FIFTH ORDER OF BUSINESS**

Discussion: Installation of Signs Near the Lakes

72

73

74 Mr. Mitchell stated there was no update about installation of signs near the lake. He
75 would ask the Association to send a monthly e-blast warning residents of the dangers around
76 the lakes and ponds rather than installing signage, as that would be more cost effective.

77

78 **SIXTH ORDER OF BUSINESS** **Consideration of Swine Solutions Proposal**
79 **for Feral Swine Removal**

80

81 Mr. Mitchell stated there was a lot of hog damage in the past month and noted that the
82 Swine Solutions proposal was well-crafted.

83 Discussion ensued regarding the Swine Solutions proposal, splitting swine removal costs
84 with other entities in the community, hog traps, the preserves and imposing special
85 assessments. The Board consensus was that Staff would contact the other entities regarding
86 participating in cost-sharing for swine removal services.

87

88 **On MOTION by Mr. Morash and seconded by Mr. Hagan, with all in favor, the**
89 **Swine Solutions proposal and authorizing Staff to split the costs to include six**
90 **entities, for three to four months during the dry season, was approved.**

91

92

93 **SEVENTH ORDER OF BUSINESS** **Consideration of Carter Fence Company,**
94 **Inc., Estimate #36567 for Second Gate**

95

96 Mr. Willis presented the \$400 Carter Fence Company Inc., Estimate #36567 for half of
97 the panel. He discussed the project and stated Carter Fence would reimburse the CDD for the
98 cost of the gate.

99

100 **EIGHTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**
101 **Statements as of October 31, 2021**

102

103 Mr. Mitchell presented the Unaudited Financial Statements as of October 31, 2021.

104

105 **On MOTION by Mr. Hagan and seconded by Mr. Morash, with all in favor, the**
106 **Unaudited Financial Statements as of October 31, 2021, were accepted.**

107

108

109

110 **NINTH ORDER OF BUSINESS**

Approval of November 4, 2021 Regular Meeting Minutes

111
112

113 Mr. Mitchell presented the November 4, 2021 Regular Meeting Minutes.

114 The following changes were made:

115 Line 26 and throughout: Change "Katy" to "Kathy"

116 Line 40: Change "Mitchell" to "Stark"

117 Line 51: Change "Asked" to "Mr. Adams asked"

118 Lines 135 and throughout: Change "Landsic" to "Lamsid"

119 Mr. Mitchell referred to Line 73 and noted that Board Members were supposed to
120 receive copies of a letter to the Facilities Manager but they did not. Mr. Adams would provide
121 the Board with the letter.

122

123 **On MOTION by Mr. Morash and seconded by Mr. Asfour, with all in favor, the**
124 **November 4, 2021 Regular Meeting Minutes, as amended, were approved.**

125

126

127 **TENTH ORDER OF BUSINESS**

Staff Reports

128

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

130 Mr. Krebs reported the following:

131 ➤ The South Florida Water Management District (SFWMD) notified staff of an extension to
132 the existing permit.

133 ➤ Staff was forwarded a link to the map amendment that the Developer applied for with
134 the County requesting additional density and is currently reviewing it.

135 Discussion ensued regarding the density increase of 489 additional condominium units,
136 changes in land use, the map amendment, zoning and Mr. Barraco.

137 ➤ Staff would present a map at the next meeting.

138 **B. District Counsel: *Coleman, Yovanovich & Koester***139 • **Update: Timeline for Fence Installation in Portico**

140 Mr. Urbancic stated he conferred with Mr. Miars, who indicated that the fence
141 installation at Portico is imminent and would commence within 30 to 60 days. Mr. Mitchell
142 stated a highway is to be constructed in the area and asked if Mr. Miars understood the
143 urgency. Mr. Urbancic would ask for the fence installation to commence as soon as possible.

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

- 145 • NEXT MEETING DATE: January 6, 2022 at 3:30 P.M.

- 146 ○ QUORUM CHECK

147 All Supervisors confirmed their attendance for the January 6, 2022 meeting.

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

- 149 • Monthly Status Report – Field Operations

150 Mr. Willis presented the December Field Operations Report and highlighted the
151 following:

152 ➤ The Cascades pipe inspections would commence on March 7, 2022.

153 ➤ The decorative fence has been repaired.

154 ➤ The pillar repairs were in progress.

155 Discussion ensued regarding the River Hall Fiber Optic program.

156

157 **ELEVENTH ORDER OF BUSINESS**

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

158

159

160 Mr. Stillwell discussed the current zoning in River Hall and how the stormwater system
161 would be impacted by the pending new developments in the area.

162 Resident Paul Herbert voiced his opinion that Hampton Lakes residents should be
163 alerted of the proposed additional construction and developments so they are not surprised.

164 Mr. Mitchell gave a brief history of the evolution of the development project, the Board’s
165 opposition and the eventual approval by the Planning Board and County Commissioners.

166

167 **TWELFTH ORDER OF BUSINESS**

Supervisors’ Comments/Requests

168

169 There were no Supervisors’ comments or requests.

170

171 **THIRTEENTH ORDER OF BUSINESS**

Adjournment

172

173 There being nothing further to discuss, the meeting adjourned.

174

175 **On MOTION by Mr. Mitchell and seconded by Mr. Morash, with all in favor, the**
176 **meeting adjourned at 4:30 p.m.**

177
178
179
180
181
182
183

Secretary/Assistant Secretary

Chair/Vice Chair

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

7AI

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

7A11

PREPARED FOR

GREENPOINTE COMMUNITIES, LLC

7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256

PHONE (904) 562-1358
FAX (904) 996-2481

PROJECT DESCRIPTION

**RIVER HALL
COMPREHENSIVE
PLAN
AMENDMENT**

PART OF SECTION 36,
TOWNSHIP 43, RANGE 26
LEE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND
INTENDED FOR CONCEPTUAL
PLANNING PURPOSES ONLY.

SITE LAYOUT AND LAND USE
INTENSITIES OR DENSITIES MAY
CHANGE SIGNIFICANTLY BASED
UPON SURVEY, ENGINEERING,
ENVIRONMENTAL AND / OR
REGULATORY CONSTRAINTS AND /
OR OPPORTUNITIES.

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE
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FILE NAME: 23898CPA-X02.DWG

LOCATION: J:\23898\DWG\CPA\

PLOT DATE: WED, 9-1-2021 - 2:13 PM

PLOT BY: ALYSSA FONTAINE

CROSS REFERENCED DRAWINGS

BASEPLAN = 23898CPA00.DWG

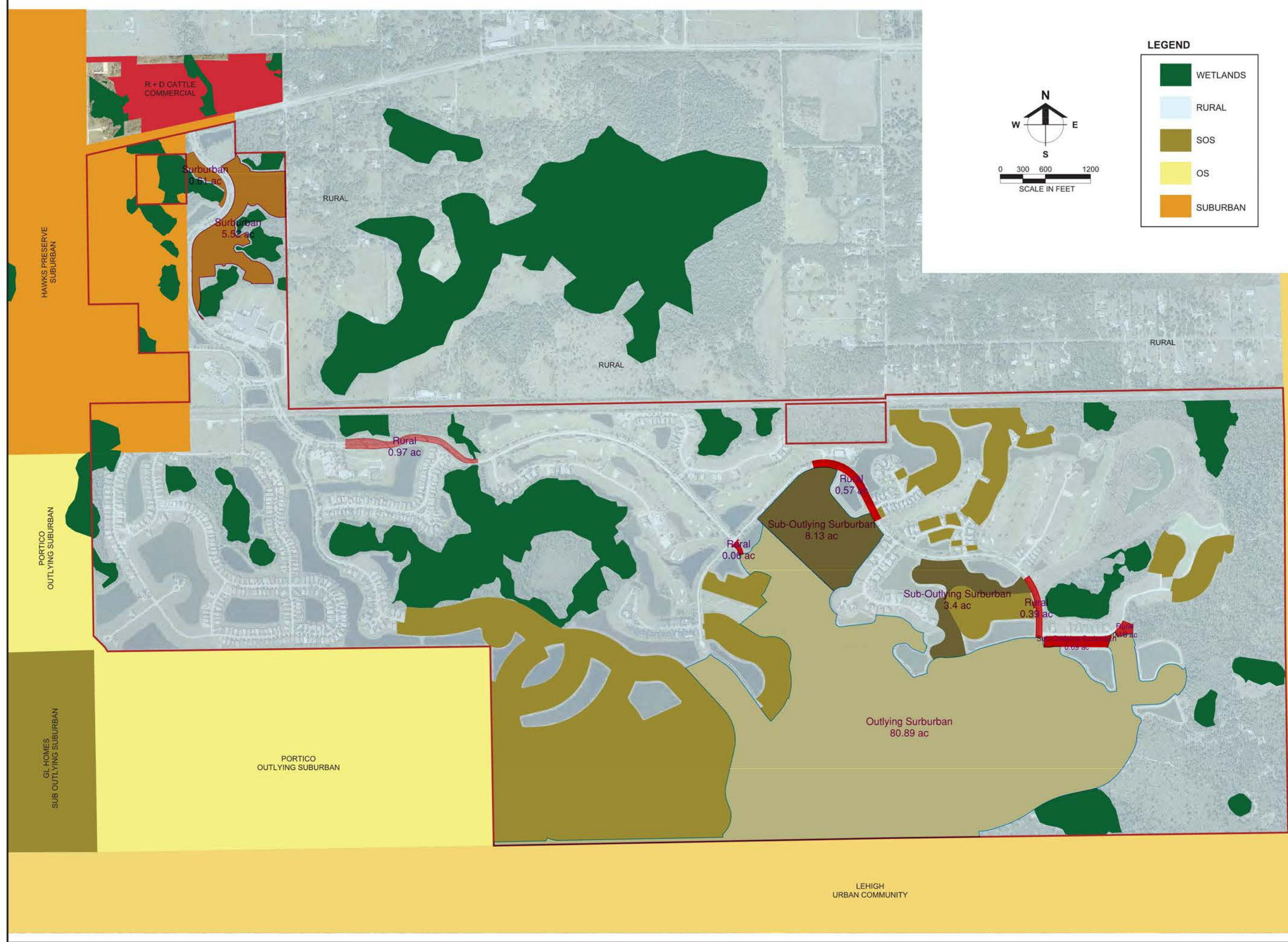
PLAN REVISIONS

PLAN STATUS

**PROPOSED FUTURE
LAND USE MAP
EXHIBIT M5.2**

PROJECT / FILE NO. SHEET NUMBER

23898



HICKEY CREEK MITIGATION PARK - CONSERVATION LANDS

LAMSID CANAL URBAN COMMUNITY

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

7C

RIVER HALL COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE

LOCATION

River Hall Town Hall Center, located at 3089 River Hall Parkway, Alva, Florida 33920

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 7, 2021	Regular Meeting	3:30 PM
November 4, 2021	Regular Meeting	3:30 PM
December 2, 2021 <i>rescheduled to December 9, 2021</i>	Regular Meeting	3:30 PM
December 9, 2021	Regular Meeting	3:30 PM
January 6, 2022	Regular Meeting	3:30 PM
February 3, 2022	Regular Meeting	3:30 PM
March 3, 2022	Regular Meeting	3:30 PM
April 7, 2022	Regular Meeting	3:30 PM
May 5, 2022	Regular Meeting	3:30 PM
June 2, 2022	Regular Meeting	3:30 PM
July 7, 2022	Regular Meeting	3:30 PM
August 4, 2022	Public Hearing & Regular Meeting	3:30 PM
September 1, 2022	Regular Meeting	3:30 PM

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

7D



Wrathell, Hunt and Associates, LLC

TO: River Hall CDD Board of Supervisors

FROM: Shane Willis – Operations Manager

DATE: January 6, 2022

SUBJECT: Status Report – Field Operations

FPL Easement & Drainage Ditch Mowing:

- Drainage ditches were mowed and sprayed during the first week of December and will continue bi-monthly through March.
- As previously indicated, the FPL Easement was bushhogged the first 2 weeks of November. P&T Lawn and Tractor's agreement expires April 30, 2022. New agreement sent out waiting for signatures.

Landscape Activities:

- Application of Grub control has been applied for Hog activity.
- As previously indicated, Staff notified by David Heinkel with Pulte Homes that the Sunny Grove proposal for \$18,690.00 was accepted. Updated via email on 12.22.21 that the engineer has staked the area and the berm installation would begin soon.

Once the installation of the buffer and drip lines are complete maintenance will be turned over to Gulfscapes Landscape buffer consisting of Slash Pines, Southern Oak, Cabbage Palms, Sea Grape, Cocoplum, & Bahia Sod on a berm about 2 feet high that will be installed by the Pulte Land Manager.

- Pine Straw Project: Annual mulching has been delayed due to supply shortages.
- Palm trimming was completed November 29th. Hardwood trimming will take place during the month of January. Schedule not yet received.
- Staff conducted a landscape tour with Chuck Tenley (Gulfscapes) on December 21st, phase 4 plant replacement proposal will be developed for FY 2022.

Hog Trappers: Staff is working with HOA's to develop a cost sharing partnership as approved by the Board at the December meeting.

Storm Drain/Pipe Cleanout: As discussed at last month's meeting, MRI inspected the interconnecting pipes located on Windsor Way to Lakes 3-1. S-3-44 had 80% blockage of sand/debris and S-3-43 had 50% blockage. These structures were cleaned on September 16th for a cost of \$1,500.00. Rip/Rap was installed to ensure that this does not become an issue moving forward.

Note: The last storm drain/pipe cleanout of River Hall was completed in 2018 at which time the District placed on a three-year cycle. Cascades inspections are scheduled to commence during the month of March.

Bank Restoration Projects:

- **Lake 3-5B:** As previously discussed, a letter was sent to the resident, however Staff did not receive a response. Staff will be reviewing in the next few weeks to determine if the observations have been resolved. (3376 Chestnut Grove Drive).

Holiday Decorating: Staff is currently sourcing other decoration providers for this year's holiday season.

Entry Decorative Pillar: As previously discussed, Staff is in the process of obtaining a contractor that can make the required repairs. No further updates at this time.