

RIVER HALL

COMMUNITY DEVELOPMENT DISTRICT

September 1, 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) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

August 25, 2022

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

Board of Supervisors
 River Hall Community Development District

Dear Board Members:

The Board of Supervisors of the River Hall Community Development District will hold a Regular Meeting on September 1, 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. Developer Update
4. Continued Discussion: Wall/Fence Installation Along Shared Property Line with Portico
5. Update: School Overflow Parking onto River Hall Parkway
6. Acceptance of Unaudited Financial Statements as of July 31, 2022
7. Approval of August 4, 2022 Public Hearing and Regular Meeting Minutes
8. Staff Reports
 - A. District Engineer: *Hole Montes*
 - B. District Counsel: *Coleman, Yovanovich & Koester*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: October 6, 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
	<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*
- 9. Public Comments: Non-Agenda Items (*3 minutes per speaker*)
- 10. Supervisors' Comments/Requests
- 11. 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
JULY 31, 2022**

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JULY 31, 2022**

	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	\$ 954,235	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 954,235
Investments							
SBA	5,291	-	-	-	-	-	5,291
Reserve A-1	-	-	206,925	75,460	-	-	282,385
Reserve A-2	-	-	-	412,550	-	-	412,550
Revenue A-1	-	-	144,582	144,187	-	-	288,769
Revenue A-2	-	-	-	138,188	-	-	138,188
Prepayment A-1	-	-	-	3,218	-	-	3,218
Construction	-	-	-	-	-	224,764	224,764
Due from capital projects fund	-	8	-	-	-	-	8
Deposits	1,622	-	-	-	-	-	1,622
Total assets	<u>\$ 961,148</u>	<u>\$ 8</u>	<u>\$ 351,507</u>	<u>\$ 773,603</u>	<u>\$ -</u>	<u>\$ 224,764</u>	<u>\$ 2,311,030</u>
LIABILITIES AND FUND BALANCES							
Liabilities:							
Due to debt service fund 2011	\$ -	\$ -	\$ -	\$ -	\$ 8	\$ -	\$ 8
Total liabilities	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>8</u>	<u>-</u>	<u>8</u>
Fund balances:							
Nonspendable							
Prepaid and deposits	1,622	-	-	-	-	-	1,622
Restricted for:							
Debt service	-	8	351,507	773,603	-	-	1,125,118
Capital projects	-	-	-	-	(8)	224,764	224,756
Assigned to:							
Operating capital	145,000	-	-	-	-	-	145,000
Disaster recovery	250,000	-	-	-	-	-	250,000
Unassigned	564,526	-	-	-	-	-	564,526
Total fund balances	<u>961,148</u>	<u>8</u>	<u>351,507</u>	<u>773,603</u>	<u>(8)</u>	<u>224,764</u>	<u>2,311,022</u>
Total liabilities and fund balances	<u>\$ 961,148</u>	<u>\$ 8</u>	<u>\$ 351,507</u>	<u>\$ 773,603</u>	<u>\$ -</u>	<u>\$ 224,764</u>	<u>\$ 2,311,030</u>

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JULY 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll: net	\$ -	\$ 593,562	\$ 584,451	102%
Assessment levy: off-roll	-	130,870	130,870	100%
Interest and miscellaneous	-	15	500	3%
Total revenues	-	724,447	715,821	101%
EXPENDITURES				
<i>Legislative</i>				
Supervisor	-	9,000	12,000	75%
<i>Financial & administrative</i>				
District management	3,750	37,500	45,000	83%
District engineer	1,889	28,108	25,000	112%
Trustee	-	-	7,100	0%
Tax collector/property appraiser	-	5,437	5,653	96%
Assessment roll prep	375	3,750	4,500	83%
Auditing services	-	3,390	3,300	103%
Arbitrage rebate calculation	-	-	650	0%
Public officials liability insurance	-	3,303	3,600	92%
Legal advertising	1,390	1,984	1,100	180%
Bank fees	-	-	350	0%
Dues, licenses & fees	-	175	175	100%
Postage	168	1,518	1,300	117%
ADA website compliance	-	-	210	0%
Website maintenance	-	705	705	100%
<i>Legal counsel</i>				
District counsel	962	15,657	12,000	130%
<i>Electric utility services</i>				
Utility services	939	9,715	9,000	108%
Street lights	132	1,284	2,000	64%
<i>Stormwater control</i>				
Fountain service repairs & maintenance	-	53	6,000	1%
Aquatic maintenance	14,355	130,126	160,000	81%
Mitigation/wetland area monitoring	-	1,511	-	N/A
Lake/pond bank maintenance	-	265	5,000	5%
Stormwater system maintenance	-	21,660	40,000	54%

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JULY 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
<i>Other physical environment</i>				
General liability insurance	-	6,866	4,400	156%
Property insurance	-	8,179	8,500	96%
Entry & walls maintenance	-	4,510	5,000	90%
Landscape maintenance	14,286	158,115	195,000	81%
Irrigation repairs & maintenance	2,343	2,343	2,500	94%
Landscape replacement plants, shrubs, trees	-	6,128	20,000	31%
Annual mulching	-	6,452	9,000	72%
Holiday decorations	-	11,000	12,000	92%
Clock tower maintenance	-	-	1,750	0%
Ornamental lighting & maintenance	-	-	1,000	0%
<i>Road & street facilities</i>				
Street/parking lot sweeping	-	650	750	87%
Street light/decorative light maintenance	-	1,451	4,000	36%
Roadway repair & maintenance	600	600	2,500	24%
Sidewalk repair & maintenance	-	1,450	1,500	97%
Street sign repair & replacement	-	-	1,500	0%
<i>Contingency</i>				
Miscellaneous contingency	-	-	50	0%
Total expenditures	<u>41,189</u>	<u>482,885</u>	<u>614,093</u>	79%
Excess/(deficiency) of revenues over/(under) expenditures	(41,189)	241,562	101,728	
OTHER FINANCING SOURCES/(USES)				
Transfer in	-	26,338	-	N/A
Total other financing sources	-	26,338	-	N/A
Net change in fund balances	(41,189)	267,900	101,728	
Fund balances - beginning	1,002,337	693,248	673,643	
Assigned				
Operating capital	145,000	145,000	145,000	
Disaster recovery	250,000	250,000	250,000	
Unassigned	566,148	566,148	380,371	
Fund balances - ending	<u>\$ 961,148</u>	<u>\$ 961,148</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 JULY 31, 2022**

	Current Month	Year To Date
REVENUES		
Interest	\$ -	\$ 10
Total revenues	-	10
EXPENDITURES		
Debt service	-	-
Total debt service	-	-
Excess/(deficiency) of revenues over/(under) expenditures	-	10
OTHER FINANCING SOURCES/(USES)		
Transfers in	-	8
Transfers out	-	(33,723)
Total other financing sources	-	(33,715)
Net change in fund balances	-	(33,705)
Fund balances - beginning	8	33,713
Fund balances - ending	\$ 8	\$ 8

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2020A
FOR THE PERIOD ENDED JULY 31, 2022**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll	\$ -	\$ 418,934	\$ 414,720	101%
Lot closings	-	4,631	-	N/A
Interest	191	292	-	N/A
Total revenues	<u>191</u>	<u>423,857</u>	<u>414,720</u>	102%
EXPENDITURES				
Debt service				
Principal	-	145,000	145,000	100%
Interest	-	268,587	268,588	100%
Total debt service	<u>-</u>	<u>413,587</u>	<u>413,588</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	191	10,270	1,132	
Fund balances - beginning	351,316	341,237	341,030	
Fund balances - ending	<u>\$ 351,507</u>	<u>\$ 351,507</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 JULY 31, 2022**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll	\$ -	\$ 1,475,893	\$ 1,461,048	101%
Special assessment: off-roll	-	98,248	118,652	83%
Interest	415	649	-	N/A
Total revenues	<u>415</u>	<u>1,574,790</u>	<u>1,579,700</u>	100%
EXPENDITURES				
Debt service				
Principal (A-1)	-	485,000	485,000	100%
Principal (A-2)	-	530,000	530,000	100%
Interest (A-1)	-	169,969	169,969	100%
Interest (A-2)	-	186,188	186,188	100%
Total debt service	<u>-</u>	<u>1,371,157</u>	<u>1,371,157</u>	100%
Other fees & charges				
Cost of issuance	-	49,450	-	N/A
Total other fees and charges	<u>-</u>	<u>49,450</u>	<u>-</u>	N/A
Total expenditures	<u>-</u>	<u>1,420,607</u>	<u>1,371,157</u>	104%
Excess/(deficiency) of revenues over/(under) expenditures	415	154,183	208,543	
OTHER FINANCING SOURCES/(USES)				
Transfers in	-	7,385	-	N/A
Total other financing sources	<u>-</u>	<u>7,385</u>	<u>-</u>	N/A
Net change in fund balances	415	161,568	208,543	
Fund balances - beginning	773,188	612,035	559,241	
Fund balances - ending	<u>\$ 773,603</u>	<u>\$ 773,603</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 JULY 31, 2022**

	<u>Current Month</u>	<u>Year To Date</u>
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	-	-
OTHER FINANCING SOURCES/(USES)		
Transfer out	-	(8)
Total other financing sources/(uses)	<u>-</u>	<u>(8)</u>
Net change in fund balances	-	(8)
Fund balances - beginning	(8)	-
Fund balances - ending	<u>\$ (8)</u>	<u>\$ (8)</u>

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2020A
FOR THE PERIOD ENDED JULY 31, 2022**

	Current Month	Year To Date
REVENUES		
Interest	\$ 132	\$ 229
Total revenues	132	229
 EXPENDITURES		
Construction in progress	16,837	2,234,715
Total expenditures	16,837	2,234,715
 Excess/(deficiency) of revenues over/(under) expenditures	(16,705)	(2,234,486)
 Fund balances - beginning	241,469	2,459,250
Fund balances - ending	\$ 224,764	\$ 224,764

River Hall Community Development District Check Detail July 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	CBI	07/28/2022	FPL	101.001 · Suntrust-...		-1,070.83
Bill	02979-06091 072022	07/27/2022		531.437 · Street Lig...	-131.57	131.57
Bill	82155-24268 072022	07/27/2022		531.431 · Utility Ser...	-939.26	939.26
TOTAL					-1,070.83	1,070.83
Bill Pmt -Check	2515	07/19/2022	COLLIER PAVING ...	101.001 · Suntrust-...		-600.00
Bill	10544	07/13/2022		541.462 · Roadway ...	-600.00	600.00
TOTAL					-600.00	600.00
Bill Pmt -Check	2516	07/19/2022	FEDEX	101.001 · Suntrust-...		-142.76
Bill	7-816-19301	07/13/2022		519.410 · Postage	-142.76	142.76
TOTAL					-142.76	142.76
Bill Pmt -Check	2517	07/19/2022	FL GIS SOLUTION...	101.001 · Suntrust-...		-400.00
Bill	1033	07/13/2022		519.320 · Engineeri...	-400.00	400.00
TOTAL					-400.00	400.00
Bill Pmt -Check	2518	07/19/2022	GULFSCAPES LA...	101.001 · Suntrust-...		-14,286.00
Bill	30040	07/13/2022		539.464 · Landscap...	-14,286.00	14,286.00
TOTAL					-14,286.00	14,286.00
Bill Pmt -Check	2519	07/19/2022	NEWS PRESS	101.001 · Suntrust-...		-1,390.06
Bill	0004744233	07/13/2022		519.480 · Legal Adv...	-1,225.70	1,225.70
Bill	0004669612	07/13/2022		519.480 · Legal Adv...	-164.36	164.36
TOTAL					-1,390.06	1,390.06
Bill Pmt -Check	2520	07/19/2022	PASSARELLA & A...	101.001 · Suntrust-...		-385.00
Bill	18RHC2906 22	07/13/2022		519.320 · Engineeri...	-385.00	385.00
TOTAL					-385.00	385.00

River Hall Community Development District Check Detail July 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	2521	07/19/2022	SWINE SOLUTIONS	101.001 · Suntrust-...		-1,650.00
Bill	355	07/13/2022		538.461 · Aquatic M...	-1,650.00	1,650.00
TOTAL					-1,650.00	1,650.00
Bill Pmt -Check	2522	07/19/2022	WRATHELL, HUNT...	101.001 · Suntrust-...		-4,125.00
Bill	2021-1426	07/13/2022		512.311 · Managem... 513.310 · Assessm...	-3,750.00 -375.00	3,750.00 375.00
TOTAL					-4,125.00	4,125.00
Check	2528	07/28/2022	RIVER HALL CDD	101.001 · Suntrust-...		-2,320.30
				207.203 · Due to D...	-2,320.30	2,320.30
TOTAL					-2,320.30	2,320.30
Check	2529	07/28/2022	RIVER HALL CDD	101.001 · Suntrust-...		-4,221.88
				207.204 · Due to Se...	-4,221.88	4,221.88
TOTAL					-4,221.88	4,221.88
Check	2530	07/28/2022	RIVER HALL CDD	101.001 · Suntrust-...		-3,952.47
				207.205 · Due to Se...	-3,952.47	3,952.47
TOTAL					-3,952.47	3,952.47
Bill Pmt -Check	2531	07/28/2022	COLEMAN, YOVA...	101.001 · Suntrust-...		-962.50
Bill	16581-001M 27	07/27/2022		514.100 · Legal Fee...	-700.00	700.00
Bill	16581-003M	07/27/2022		514.100 · Legal Fee...	-262.50	262.50
TOTAL					-962.50	962.50
Bill Pmt -Check	2532	07/28/2022	FEDEX	101.001 · Suntrust-...		-25.02
Bill	7-830-54643	07/27/2022		519.410 · Postage	-25.02	25.02
TOTAL					-25.02	25.02

River Hall Community Development District
Check Detail
 July 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	2533	07/28/2022	GULFSCAPES LA...	101.001 · Suntrust-...		-2,342.60
Bill	30042	07/27/2022		539.465 · Irrigation ...	-2,235.60	2,235.60
Bill	30062	07/27/2022		539.465 · Irrigation ...	-107.00	107.00
TOTAL					-2,342.60	2,342.60
Bill Pmt -Check	2534	07/28/2022	HOLE MONTES	101.001 · Suntrust-...		-1,103.75
Bill	88797	07/27/2022		519.320 · Engineeri...	-1,103.75	1,103.75
TOTAL					-1,103.75	1,103.75
Bill Pmt -Check	2535	07/28/2022	SOLITUDE LAKE ...	101.001 · Suntrust-...		-12,705.41
Bill	PI-A00851396	07/27/2022		538.461 · Aquatic M...	-12,705.41	12,705.41
TOTAL					-12,705.41	12,705.41



531.437
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Electric Bill Statement

For: Jun 20, 2022 to Jul 20, 2022 (30 days)

Statement Date: Jul 20, 2022

Account Number: 02979-06091

Service Address:

2501 RIVER HALL PKWY # ST LTS
ALVA, FL 33920

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

CURRENT BILL

\$131.57

TOTAL AMOUNT YOU OWE

Aug 10, 2022

NEW CHARGES DUE BY

Pay \$125.98 instead of \$131.57 by your due date. Enroll in FPL Budget Billing®. FPL.com/BB

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	143.67
Payments received	-143.67
Balance before new charges	0.00
Total new charges	131.57
Total amount you owe	\$131.57

(See page 2 for bill details.)

KEEP IN MIND

- Enroll now in FPL Budget Billing when you pay \$125.98 by your due date instead of \$131.57. Make your bills easier to manage with more predictable payments. Learn more at FPL.com/BB
- Payment received after October 11, 2022 is considered LATE; a late payment charge of 1% will apply.

Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



/ 27 12598 5314029790609167513100000

The amount enclosed includes the following donation:

FPL Care To Share: _____

Make check payable to FPL in U.S. funds and mail along with this coupon to:

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit FPL.com/PayBill for ways to pay.

02979-06091

ACCOUNT NUMBER

\$131.57

TOTAL AMOUNT YOU OWE

Aug 10, 2022

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name: RIVER HALL COMMUNITY DEVELOPMENT
Account Number: 02979-06091

BILL DETAILS

Amount of your last bill	143.67
Payment received - Thank you	-143.67
Balance before new charges	\$0.00
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$11.91
Non-fuel: (\$0.074820 per kWh)	\$73.39
Fuel: (\$0.038060 per kWh)	\$37.34
Electric service amount	122.64
Gross rec. tax/Regulatory fee	3.24
Franchise charge	5.69
Taxes and charges	8.93
Total new charges	\$131.57
Total amount you owe	\$131.57

METER SUMMARY

Meter reading - Meter KG85078. Next meter reading Aug 19, 2022.

Usage Type	Current	-	Previous	=	Usage
kWh used	08637		07656		981

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 20, 2022	Jun 20, 2022	Jul 21, 2021
kWh Used	981	1081	1008
Service days	30	32	32
kWh/day	32	33	31
Amount	\$131.57	\$143.67	\$112.98

Stay ready and connected

The FPL Mobile App is an easy, secure way to report outages and stay informed during a storm.

[Download now >](#)

Save energy and money

Use the Energy Manager tool to find personalized recommendations and savings tips.

[Start saving >](#)

We are here to help

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

[Learn more >](#)

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



531.431
001

Electric Bill Statement

For: Jun 20, 2022 to Jul 20, 2022 (30 days)

Statement Date: Jul 20, 2022

Account Number: 82155-24268

Service Address:

2401 RIVER HALL PKWY # FOUNTN
ALVA, FL 33920

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

CURRENT BILL

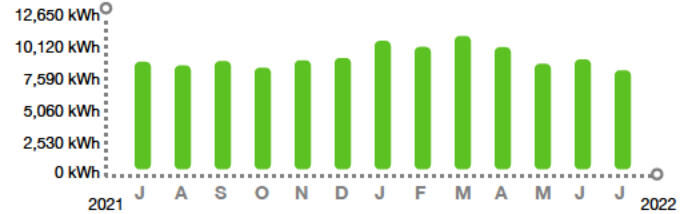
\$939.26

TOTAL AMOUNT YOU OWE

Aug 10, 2022

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after October 11, 2022 is considered LATE; a late payment charge of 1% will apply.

BILL SUMMARY

Amount of your last bill	1,004.14
Payments received	-1,004.14
Balance before new charges	0.00
<hr/>	
Total new charges	939.26
Total amount you owe	\$939.26

(See page 2 for bill details.)

Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



/ 27

5314821552426836293900000

The amount enclosed includes the following donation:

FPL Care To Share: _____

Make check payable to FPL in U.S. funds and mail along with this coupon to:

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit [FPL.com/PayBill](https://www.fpl.com/PayBill) for ways to pay.

82155-24268

ACCOUNT NUMBER

\$939.26

TOTAL AMOUNT YOU OWE

Aug 10, 2022

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



BILL DETAILS

Amount of your last bill	1,004.14
Payment received - Thank you	-1,004.14
<hr/>	
Balance before new charges	\$0.00
New Charges	
Rate: GSD-1 GENERAL SERVICE DEMAND /per Contract	
Base charge:	\$28.17
Non-fuel: (\$0.026290 per kWh)	\$224.33
Fuel: (\$0.038060 per kWh)	\$324.77
Demand: (\$11.93 per KW)	\$298.25
<hr/>	
Electric service amount	875.52
Gross rec. tax/Regulatory fee	23.10
Franchise charge	40.64
<hr/>	
Taxes and charges	63.74
<hr/>	
Total new charges	\$939.26
<hr/>	
Total amount you owe	\$939.26

METER SUMMARY

Meter reading - Meter KCJ5863. Next meter reading Aug 19, 2022.

Usage Type	Current	- Previous	= Usage
kWh used	54165	45632	8533
	20.22		
Actual demand			20
Contract demand			25

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 20, 2022	Jun 20, 2022	Jul 21, 2021
kWh Used	8533	9473	9266
Service days	30	32	32
kWh/day	284	296	289
Amount	\$939.26	\$1,004.14	\$786.95

Stay ready and connected

The FPL Mobile App is an easy, secure way to report outages and stay informed during a storm.

[Download now >](#)

Save energy and money

Use the Energy Manager tool to find personalized recommendations and savings tips.

[Start saving >](#)

We are here to help

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

[Learn more >](#)

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



Invoice

24520 Production Circle
 Suite 3
 Bonita Springs, FL 34135
 Phone # (239) 591-5903 accounting@collierpave.com
 Fax # (239) 280-0762 www.collierpave.com

Date	Invoice #
6/22/2022	10544

Bill To
River Hall CDD C/O Wrathell, Hunt & Associates LLC 9220 Bonita Beach Rd, Suite 214 Bonita Springs, FL 34135

Project
70852*22-411 Riverhall Parkway Patch

P.O. No.	Terms	Due Date
		6/22/2022

Description	Quantity	U/M	Unit	Rate	Amount
Mobilization & General Conditions	1		LS	250.00	250.00
Saw-cut, remove, and patch roadway @ Riverhall Parkway	1		LS	350.00	350.00
GF ROAD & STREET FACILITIES ROADWAY REPAIR					<i>SW</i>

Thank you for your Business!	Total	\$600.00
	Payments/Credits	\$0.00
	Balance Due	\$600.00



Invoice Number	Invoice Date	Account Number	Page
7-816-19301	Jul 11, 2022	[REDACTED]	1 of 5

FedEx Tax ID: 71-0427007

Billing Address:

RIVER HALL CDD
 2300 GLADES RD STE 100E
 STE 100 STE 410W
 BOCA RATON FL 33431-8536

Shipping Address:

RIVER HALL CDD
 2300 GLADES RD STE 100E
 BOCA RATON FL 33431-8536

**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	\$142.76	519.410
TOTAL THIS INVOICE	USD	\$142.76	001

Other discounts may apply.

To pay your FedEx invoice, please go to www.fedex.com/payment. Thank you for using FedEx.



Detailed descriptions of surcharges can be located at 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
7-816-19301	USD \$142.76	[REDACTED]

Remittance Advice

Your payment is due by Aug 25, 2022

78161930100000142760756302515900000000000000001427600



RIVER HALL CDD
 2300 GLADES RD STE 100E
 STE 100 STE 410W
 BOCA RATON FL 33431-8536

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



Invoice Number 7-816-19301	Invoice Date Jul 11, 2022	Account Number [REDACTED]	Page 2 of 5
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FedEx Express Shipment Summary By Payor Type

FedEx Express Shipments (Original)

Payor Type	Shipments	Rated Weight lbs	Transportation Charges	Special Handling Charges	Ret Chg/Tax Credits/Other	Discounts	Total Charges
Third Party	10	18.0	75.29	67.47			142.76
Total FedEx Express	10	18.0	\$75.29	\$67.47			\$142.76

TOTAL THIS INVOICE USD \$142.76

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Jul 05, 2022		Cust. Ref.: RIVER HALL CDD 07.07.22		Ref.#2:	
Payor: Third Party		Ref.#3:			
<small>Fuel Surcharge FedEx has applied a fuel surcharge of 22.00% to this shipment. Distance Based Pricing, Zone 2 Package Delivered to Recipient Address Release Authorized</small>					
Automation	INET	Sender		Recipient	
Tracking ID	777306468975	Gianna Denofrio		Robert Stark	
Service Type	FedEx Priority Overnight	2300 Glades Rd		River Hall CDD	
Package Type	FedEx Pak	BOCA RATON FL 33431 US		17275 Walnut Run Drive	
Zone	02			ALVA FL 33920 US	
Packages	1				
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge			7.25
Delivered	Jul 06, 2022 11:47	Fuel Surcharge			1.18
Svc Area	A5	Residential Delivery			4.95
Signed by	see above	DAS Resi			4.70
FedEx Use	000000000/331491/02	Total Charge		USD	\$18.08

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 to sign up today!



Invoice Number 7-816-19301	Invoice Date Jul 11, 2022	Account Number [REDACTED]	Page 3 of 5
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Ship Date: Jul 05, 2022 **Cust. Ref.:** RIVER HALL CDD 07.07.22 **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 22.00% to this shipment.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address Release Authorized

Automation	INET	Sender	Recipient	
Tracking ID	777306469846	Gianna Denofrio	KENNETH MITCHELL	
Service Type	FedEx Priority Overnight	2300 Glades Rd	3380 CHESTNUT GROVE DR	
Package Type	FedEx Pak	BOCA RATON FL 33431 US	ALVA FL 33920 US	
Zone	02			
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge		7.25
Delivered	Jul 06, 2022 11:38	Fuel Surcharge		1.18
Svc Area	A5	Residential Delivery		4.95
Signed by	see above	DAS Resi		4.70
FedEx Use	000000000/331491/02	Total Charge	USD	\$18.08

Ship Date: Jul 05, 2022 **Cust. Ref.:** RIVER HALL CDD 07.07.22 **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 22.00% to this shipment.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address Release Authorized

Automation	INET	Sender	Recipient	
Tracking ID	777306469927	Gianna Denofrio	Michael Hagen	
Service Type	FedEx Priority Overnight	2300 Glades Rd	3365 CHESTNUT GROVE DR	
Package Type	FedEx Pak	BOCA RATON FL 33431 US	ALVA FL 33920 US	
Zone	02			
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge		7.25
Delivered	Jul 06, 2022 11:36	Fuel Surcharge		1.18
Svc Area	A5	Residential Delivery		4.95
Signed by	see above	DAS Resi		4.70
FedEx Use	000000000/331491/02	Total Charge	USD	\$18.08

Ship Date: Jul 05, 2022 **Cust. Ref.:** RIVER HALL CDD 07.07.22 **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 22.00% to this shipment.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address Release Authorized

Automation	INET	Sender	Recipient	
Tracking ID	777306470060	Gianna Denofrio	Michael G. Morash	
Service Type	FedEx Priority Overnight	2300 Glades Rd	River Hall CDD	
Package Type	FedEx Pak	BOCA RATON FL 33431 US	16044 Herons View Drive	
Zone	02		ALVA FL 33920 US	
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge		7.25
Delivered	Jul 06, 2022 11:30	Fuel Surcharge		1.18
Svc Area	A5	Residential Delivery		4.95
Signed by	see above	DAS Resi		4.70
FedEx Use	000000000/331491/02	Total Charge	USD	\$18.08

Ship Date: Jul 05, 2022 **Cust. Ref.:** RIVER HALL CDD 07.07.22 **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 22.00% to this shipment.
Distance Based Pricing, Zone 2

Automation	INET	Sender	Recipient	
Tracking ID	777306470302	Gianna Denofrio	Gregory Urbancic, Esq.	
Service Type	FedEx Priority Overnight	2300 Glades Rd	Goodlette, Coleman & Johnson	
Package Type	FedEx Pak	BOCA RATON FL 33431 US	4001 TAMIAMI TRL N STE 300	
Zone	02		NAPLES FL 34103 US	
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge		7.25
Delivered	Jul 06, 2022 10:28	Fuel Surcharge		0.51
Svc Area	A4			
Signed by	K.KAREN			
FedEx Use	000000000/331491/	Total Charge	USD	\$7.76



Invoice Number 7-816-19301	Invoice Date Jul 11, 2022	Account Number [REDACTED]	Page 4 of 5
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Ship Date: Jul 05, 2022 **Cust. Ref.:** RIVER HALL CDD 07.07.22 **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 22.00% to this shipment.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address Release Authorized

Automation	INET	Sender	Recipient	
Tracking ID	777306470346	Gianna Denofrio	Paul D. Asfour	
Service Type	FedEx Priority Overnight	2300 Glades Rd	River Hall CDD	
Package Type	FedEx Pak	BOCA RATON FL 33431 US	17131 Easy Stream Court	
Zone	02		ALVA FL 33920 US	
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge		7.25
Delivered	Jul 06, 2022 11:43	Fuel Surcharge		1.18
Svc Area	A5	Residential Delivery		4.95
Signed by	see above	DAS Resi		4.70
FedEx Use	000000000/331491/02	Total Charge	USD	\$18.08

Ship Date: Jul 05, 2022 **Cust. Ref.:** RIVER HALL CDD 07.07.22 **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 22.00% to this shipment.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address Release Authorized

Automation	INET	Sender	Recipient	
Tracking ID	777306470791	Gianna Denofrio	Shane Willis	
Service Type	FedEx Priority Overnight	2300 Glades Rd	744 Fairlawn Ct	
Package Type	FedEx Pak	BOCA RATON FL 33431 US	MARCO ISLAND FL 34145 US	
Zone	02			
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge		7.25
Delivered	Jul 06, 2022 10:26	Fuel Surcharge		0.85
Svc Area	A5	Residential Delivery		4.95
Signed by	see above			
FedEx Use	000000000/331491/02	Total Charge	USD	\$13.05

Ship Date: Jul 05, 2022 **Cust. Ref.:** RIVER HALL CDD 07.07.22 **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 22.00% to this shipment.
Distance Based Pricing, Zone 2

Automation	INET	Sender	Recipient	
Tracking ID	777306470806	Gianna Denofrio	Charlie Krebs	
Service Type	FedEx Priority Overnight	2300 Glades Rd	Hole Montes & Associates, Inc.	
Package Type	FedEx Pak	BOCA RATON FL 33431 US	6200 WHISKEY CREEK DR	
Zone	02		FORT MYERS FL 33919 US	
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge		7.25
Delivered	Jul 06, 2022 10:11	Fuel Surcharge		0.51
Svc Area	A1			
Signed by	J.LOPEZ			
FedEx Use	000000000/331491/	Total Charge	USD	\$7.76

Ship Date: Jul 05, 2022 **Cust. Ref.:** RIVER HALL CDD 07.07.22 **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 22.00% to this shipment.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address Release Authorized

Automation	INET	Sender	Recipient	
Tracking ID	777306480781	Gianna Denofrio	Chuck Adams-Cleo Adams	
Service Type	FedEx Priority Overnight	2300 Glades Rd	1400 HARBOR VIEW DR	
Package Type	FedEx Box	BOCA RATON FL 33431 US	NORTH FORT MYERS FL 33917 US	
Zone	02			
Packages	1			
Rated Weight	6.0 lbs, 2.7 kgs	Transportation Charge		9.97
Delivered	Jul 06, 2022 10:28	Fuel Surcharge		1.04
Svc Area	A3	Residential Delivery		4.95
Signed by	see above			
FedEx Use	000000000/331521/02	Total Charge	USD	\$15.96



Invoice Number	Invoice Date	Account Number	Page
7-816-19301	Jul 11, 2022		5 of 5

Ship Date: Jul 07, 2022 **Cust. Ref.:** River Hall Meeting File **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 22.00% to this shipment.
Distance Based Pricing, Zone 2
Package sent from: 33966 zip code
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.

		<u>Sender</u>	<u>Recipient</u>	
Automation	INET			
Tracking ID	777312715405	cleo adams	Daphne Gillyard	
Service Type	FedEx Standard Overnight	Wrathell, Hunt & Associates, L	Wrathell, Hunt & Associates	
Package Type	Customer Packaging	9220 Bonita Beach Road	2300 Glades Road	
Zone	02	BONITA SPRINGS FL 34135 US	BOCA RATON FL 33431 US	
Packages	1			
Rated Weight	4.0 lbs, 1.8 kgs			
Delivered	Jul 08, 2022 09:18			
Svc Area	A1	Transportation Charge		7.32
Signed by	G.DAPHNE	Fuel Surcharge		0.51
FedEx Use	000000000/158117/	Total Charge	USD	\$7.83
			Third Party Subtotal	USD \$142.76
			Total FedEx Express	USD \$142.76

FL GIS Solutions, LLC
12821 Fairway Cove Ct
Fort Myers, FL 33905
(239)565-3066
Felipel@flgis.com

Invoice 1033



BILL TO Chuck Adams River Hall Community Development District 9220 Bonita Beach Rd Suite 214 Bonita Springs, FL 34135	519.320 001	DATE 07/01/2022	PLEASE PAY \$400.00	DUE DATE 07/16/2022
--	----------------	---------------------------	--------------------------------------	-------------------------------

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
06/10/2022	GIS Services	Aerial with CDD Structures	1.50	100.00	150.00
06/14/2022	GIS Services	Aerial with CDD lakes; Shapefile for FDEP request	1	100.00	100.00
06/15/2022	GIS Services	Update Plat Links	1.50	100.00	150.00

Please pay ACH or send check to the address below. Thank you!

TOTAL DUE	<i>SW</i>	\$400.00
------------------	-----------	-----------------

FL GIS Solutions, LLC
12821 Fairway Cove Ct
Fort Myers, FL 33950

THANK YOU.

GF ENGINEERING

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

Invoice 30040

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 06/30/2022	PLEASE PAY \$14,286.00	DUE DATE 07/30/2022
--------------------	----------------------------------	------------------------

DESCRIPTION	AMOUNT
Monthly Landscape Maintenance for June 2022	14,286.00

TOTAL DUE	<i>SW</i>	\$14,286.00
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THANK YOU.

7.11.22

GENERAL FUND LANDSCAPE MAINT.



The News-Press
Media Group

519.480
001

ACCOUNT NAME		ACCOUNT #	PAGE #
R ver Ha Cdd		6056	1 of 1
INVOICE #	BILLING PERIOD	PAYMENT DUE DATE	
0004669612	May 1 May 31, 2022	June 20, 2022	
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL AMOUNT DUE	
\$0.00	\$0.00	\$164.36	
BILLING ACCOUNT NAME AND ADDRESS		BILLING INQUIRIES/ADDRESS CHANGES	
River Hall Cdd C/O Wrathell, Hunt & Assoc LLC Daphne Gillyard 2300 Glades RD # 410W Boca Raton, FL 33431-8556		1 877 736 7612 or smb@ccc.gannett.com	
		FEDERAL ID	
		47 2493274	
<small>Terms and Conditions Past due accounts are subject to interest at the rate of 18% 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.</small>			

00000060560000000000000046696120001643610266

To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com. Previous account number: **471122**.

Date	Description	Amount
5/1/22	Ba ance Forward	\$0.00

Package Advertising:

Start-End Date	Description	Products	Run Dates	PO Number	Package Cost
5/18/22-5/18/22	0005261579 NOTICE OF QUALIFYIN	5261579		5261579	\$164.36

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT



The News-Press
Media Group

ACCOUNT NAME	PAYMENT DUE DATE	AMOUNT PAID
R ver Ha Cdd	June 20, 2022	
ACCOUNT NUMBER	INVOICE NUMBER	
6056	0004669612	

CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL AMOUNT DUE
\$164.36	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$164.36

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:

V SA MASTERCARD DISCOVER AMEX

Card Number _____

Exp Date ____/____/____ CVV Code _____

Signature _____ Date _____

00000060560000000000000046696120001643610266

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

Customer: RIVER HALL CDD

Ad No.: 0005261579

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

Net Amt: \$164.36

Run Times: 1

No. of Affidavits: 1

Run Dates: 05/18/22

Text of Ad:

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE

RIVER HALL COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the River Hall Community Development District will commence at noon on June 13, 2022, and close at noon on June 17, 2022. Candidates must qualify for the office of Supervisor with the Lee County Supervisor of Elections located at 2480 Thompson Street, Third Floor, Fort Myers, Florida 33901, (239) 533-8683. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Lee County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The River Hall Community Development District has two (2) seats up for election, specifically seats 4 and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 8, 2022, in the manner prescribed by law for general elections.

For additional information, please contact the Lee County Supervisor of Elections.

District Manager

River Hall Community Development District
AD #5261579

May 18 2022



519.480
001

ACCOUNT NAME R ver Ha Cdd		ACCOUNT # 6056	PAGE # 1 of 1
INVOICE # 0004744233	BILLING PERIOD Jun 1 Jun 30, 2022	PAYMENT DUE DATE Ju y 20, 2022	
PREPAY (Memo Info) \$0.00	UNAPPLIED (included in amt due) \$0.00	TOTAL AMOUNT DUE \$1,390.06	
BILLING INQUIRIES/ADDRESS CHANGES 1 877 736 7612 or smb@ccc.gannett.com		FEDERAL ID 47 2493274	
Terms and Conditions Past due accounts are subject to interest at the rate of 18% 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.			

BILLING ACCOUNT NAME AND ADDRESS River Hall Cdd C/O Wrathell, Hunt & Assoc LLC Daphne Gillyard 2300 Glades RD # 410W Boca Raton, FL 33431-8556

00000060560000000000000047442330013900610266

To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com. Previous account number: **471122**.

Date	Description	Amount
6/1/22	Ba ance Forward	\$164.36

Package Advertising:

Start-End Date	Description	Products	Run Dates	PO Number	Package Cost
6/6/22-6/6/22	0005282498 NOTICE OF RULE DEVE				\$223.40
6/6/22-6/6/22	0005282505 NOTICE OF RULE DEVE				\$164.36
6/7/22-6/7/22	0005282516 NOTICE OF RULEMAKIN				\$400.52
6/7/22-6/7/22	0005282523 NOTICE OF RULEMAKIN				\$437.42

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

	ACCOUNT NAME R ver Ha Cdd	PAYMENT DUE DATE Ju y 20, 2022	AMOUNT PAID			
	ACCOUNT NUMBER 6056	INVOICE NUMBER 0004744233				
CURRENT DUE \$1,225.70	30 DAYS PAST DUE \$164.36	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00	TOTAL AMOUNT DUE \$1,390.06
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: <input type="checkbox"/> V SA <input type="checkbox"/> MASTERCARD <input type="checkbox"/> DISCOVER <input type="checkbox"/> AMEX Card Number _____ Exp Date ____/____/____ CVV Code _____ Signature _____ Date _____			

00000060560000000000000047442330013900610266

NOTICE OF RULEMAKING REGARDING
THE RULES OF PROCEDURE OF RIVER
HALL COMMUNITY DEVELOPMENT
DISTRICT

A public hearing will be conducted by the Board of Supervisors of RIVER HALL COMMUNITY DEVELOPMENT DISTRICT (the "District") on Thursday, July 7, 2022 at 3:30 p.m. at River Hall Town Hall Center, 3089 River Hall Parkway, Alva, Florida 33920. In accordance with Chapters 120 and 190, Florida Statutes, the District hereby gives notice of its intent to adopt proposed Rules of Procedure. The purpose and effect of the proposed Rules of Procedure is to provide for efficient and effective District operations. The Rules of Procedure may address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultants Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District. At the conclusion of the hearing, the Board shall, by resolution, adopt the proposed Rules of Procedure as finally approved by the Board of Supervisors. Prior notice of rule development was published in The News-Press on June 6, 2022.

Specific legal authority for the proposed Rules of Procedure and the adoption of the proposed Rules of Procedure includes, without limitation, Sections 120.54, 190.001, 190.006, 190.011(5), and 190.011(15), 190.035, Florida Statutes. The specific laws implemented in the proposed Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 119.07, 189.053, 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(15), 190.033, 190.035, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.0114, 287.017, 287.055, and 287.084 Florida Statutes.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager at Wrathell, Hunt and Associates, LLC, 9220 Bonita Beach Road, Suite 214, Bonita Springs, Florida 34135.

The public hearing may be continued to a date, time, and place to be specified on the record at the hearing. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing and meeting is advised that person will need a record of the 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.

At the public hearing, one or more Supervisors may participate in the public hearing by telephone or other electronic means. At the above location, if a public hearing is requested, there will be present a speaker so that any interested party can physically attend the public hearing at the above location and be fully informed of the discussions taking place either in person or by speaker device.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (239) 464-7114 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 Office.

A copy of the proposed Rules of Procedure may be obtained by contacting the District Manager at Wrathell, Hunt and Associates, LLC, 9220 Bonita Beach Road, Suite 214, Bonita Springs, Florida 34135.

Chesley E. Adams, Jr., District Manager
AD # 5282516 June 7, 2022

From: [Gannett Legals Public Notices 4](#)
To: [Daphne Gillyard](#)
Subject: RE: 5282516 River Hall CDD - Notice of Rulemaking - Parking (run 6/7)
Date: Tuesday, May 31, 2022 3:24:09 PM
Attachments: [image002.png](#)
[image003.jpg](#)
Importance: High

Hello,

Your notice is scheduled to publish June 7 in the News Press. The total cost of your ad is \$400.52, which includes a publisher affidavit that will be mailed to you after the last date of publication. **Please review your proof carefully and advise of any corrections needed – APPROVAL IS NOT REQUIRED – YOUR ACCT IS INVOICEABLE.**



Thank you,

Erin Oettinger

Team Lead – Public Notices



Office: 844-254-5287

From: Daphne Gillyard <gillyardd@whhassociates.com>
Sent: Tuesday, May 31, 2022 1:34 PM
To: LEGALS, FNP <FNPLEGALS@gannett.com>
Subject: 5282516 River Hall CDD - Notice of Rulemaking - Parking (run 6/7)
Importance: High

Please publish the attached **Notice of Rulemaking (Parking)** on June 7, 2022. Email invoice to RiverHallCDD@DistrictAP.com. Mail proof of publication to the following:

Account No. 471122

River Hall Community Development District
c/o Wrathell, Hunt and Associates, LLC
RiverHallCDD@DistrictAP.com
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

Kindly acknowledge receipt of this request via email.


Thank you.

Daphne Gillyard

DAAPHNE GILLYARD

Director of Administrative Services
Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431
Toll Free; (877) 276-0889
Phone: 561-571-0010, ext. 400
Fax: 561-571-0013
www.whhassociates.com

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this office. Instead, contact this office by phone or in writing.

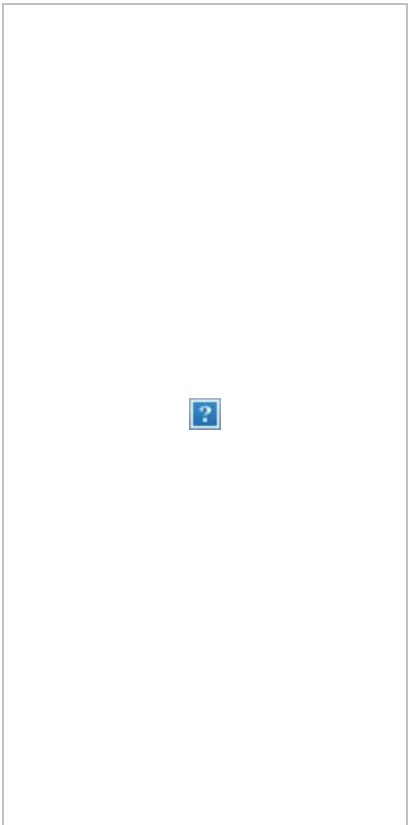
 Please consider the environment before printing this e-mail.

FRAUD ALERT ---- DUE TO INCREASED INCIDENTS OF WIRE FRAUD, IF YOU RECEIVE WIRE INSTRUCTIONS FROM OUR OFFICE DO NOT SEND A WIRE.

From: [Gannett Legals Public Notices 4](#)
To: [Daphne Gillyard](#)
Subject: RE: 5282505 River Hall CDD - Notice of Rule Development - Parking (run 6/6)
Date: Tuesday, May 31, 2022 3:21:34 PM
Attachments: [image002.png](#)
[image003.jpg](#)
Importance: High

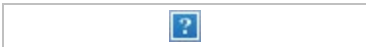
Hello,

Your notice is scheduled to publish June 6 in the News Press. The total cost of your ad is \$164.36, which includes a publisher affidavit that will be mailed to you after the last date of publication. **Please review your proof carefully and advise of any corrections needed – APPROVAL IS NOT REQUIRED – YOUR ACCT IS INVOICEABLE.**



Thank you,

Erin Oettinger
Team Lead – Public Notices



Office: 844-254-5287

From: Daphne Gillyard <gillyardd@whhassociates.com>
Sent: Tuesday, May 31, 2022 1:33 PM
To: LEGALS, FNP <FNPLEGALS@gannett.com>

Subject: 5282505 River Hall CDD - Notice of Rule Development - Parking (run 6/6)

Importance: High

Please publish the attached **Notice of Rule Development (Parking)** on June 6, 2022. Email invoice to RiverHallCDD@DistrictAP.com. Mail proof of publication to the following:

Account No. 471122

River Hall Community Development District

c/o Wrathell, Hunt and Associates, LLC

RiverHallCDD@DistrictAP.com

2300 Glades Road, Suite 410W

Boca Raton, Florida 33431

Kindly acknowledge receipt of this request via email.

Thank you.

Daphne Gillyard

DAPHNE GILLYARD

Director of Administrative Services

Wrathell, Hunt and Associates, LLC

2300 Glades Road, Suite 410W

Boca Raton, Florida 33431

Toll Free; (877) 276-0889

Phone: 561-571-0010, ext. 400

Fax: 561-571-0013

www.whassociates.com

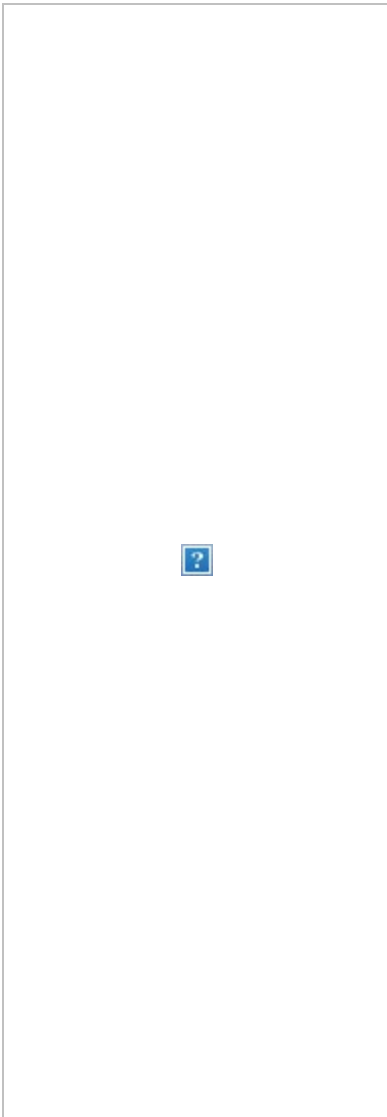
Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this office. Instead, contact this office by phone or in writing.

 Please consider the environment before printing this e-mail.

From: [Gannett Legals Public Notices 4](#)
To: [Daphne Gillyard](#)
Subject: RE: 5282498 River Hall CDD - Notice of Rule Development - ROP (run 6/6)
Date: Tuesday, May 31, 2022 3:20:08 PM
Attachments: [image002.png](#)
[image003.jpg](#)
Importance: High

Hello,

Your notice is scheduled to publish June 6 in the News Press. The total cost of your ad is \$223.40, which includes a publisher affidavit that will be mailed to you after the last date of publication. **Please review your proof carefully and advise of any corrections needed – APPROVAL IS NOT REQUIRED – YOUR ACCT IS INVOICEABLE.**



Thank you,

Erin Oettinger
Team Lead – Public Notices



Office: 844-254-5287

From: Daphne Gillyard <gillyardd@whhassociates.com>
Sent: Tuesday, May 31, 2022 1:33 PM
To: LEGALS, FNP <FNPLEGALS@gannett.com>
Subject: 5282498 River Hall CDD - Notice of Rule Development - ROP (run 6/6)
Importance: High

Please publish the attached **Notice of Rule Development (ROP)** on June 6, 2022. . Email invoice to RiverHallCDD@DistrictAP.com. Mail proof of publication to the following:

Account No. 471122

River Hall Community Development District
c/o Wrathell, Hunt and Associates, LLC
RiverHallCDD@DistrictAP.com
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431

Kindly acknowledge receipt of this request via email.

Thank you.

Daphne Gillyard

DAPHNE GILLYARD
Director of Administrative Services
Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, Florida 33431
Toll Free; (877) 276-0889
Phone: 561-571-0010, ext. 400
Fax: 561-571-0013

www.whhassociates.com

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this office. Instead, contact this office by phone or in writing.

 Please consider the environment before printing this e-mail.



PASSARELLA & ASSOCIATES PC

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

519.320
001

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

River Hall - GIS Services

Project #18RHC2906 (Invoice 22)

July 11, 2022

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 June 30, 2022

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	17,763.75	18,148.75	385.00
99.0 Reimbursables	0.00	0	346.44	346.44	0.00
Total	20,000.00		38,276.44	38,661.44	385.00

Professional Services Due This Invoice: **385.00**

CA

Task 90.0 Additional GIS Services

GIS Analyst III

	Hours	Rate	engineering Billed Amount
06/06/2022 GIS data compilation	2.00	140.00	280.00
06/07/2022 GIS data compilation	0.75	140.00	105.00
Task subtotal			385.00

Swine Solutions

12013 Rose Ln
Riverview, FL 33569 US
Thomas@swinesolutionsfl.com
https://www.SwineSolutionsFL.com

538.461
001

INVOICE

BILL TO
River Hall CDD
9220 Bonita Beach Road
Suite 214
Bonita Springs, FL 34135

INVOICE 355
DATE 06/25/2022
TERMS Net 30
DUE DATE 07/25/2022

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Trapping Service	Month to Month	1	1,650 00	1,650 00

BALANCE DUE **\$1,650.00**

SW

**GF EXPENDITURES
AQUATIC MAINTENANCE**

Wrathell, Hunt & Associates, LLC

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

Invoice

Date	Invoice #
7/1/2022	2021-1426

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

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

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
 July 26, 2022
 File No: 16581-001M
 Statement No: 27

Attn: Debbie Tudor

514.100
 001

Gen Rep

Previous Balance \$2,101.25

Fees

06/02/2022	GLU	Review agenda and prepare for Board of Supervisors meeting; Participation in Board of Supervisors meeting; update rules of procedures; prepare redline; Draft email correspondence to WHA for circulation of changes	455.00
06/03/2022	GLU	Review and respond to email correspondence from Supervisor Asfour regarding revision to Rules; Draft revised language; Draft email correspondence circulating revision	105.00
06/13/2022	GLU	Review and respond to email correspondence from Supervisor Asfour on plat question	35.00
06/28/2022	GLU	Review and respond to email correspondence from Debbie Tudor on agenda; Follow-up on agenda matters	70.00
06/30/2022	GLU	Review email correspondence from WHA on agenda	35.00
		Professional Fees through 07/26/2022	700.00
		Total Current Work	700.00

Payments

Total Payments Through 07/26/2022 -2,101.25

Balance Due (includes previous balance, if any) \$700.00

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

Attn: Debbie Tudor

514.100
001

Requisition

Page: 1
July 26, 2022

File No: 16581-003M
Statement No: 7

Previous Balance \$1,417.50

Fees

11/23/2021	GLU	Telephone conference with Charlie Krebs	105.00
02/10/2022	GLU	Telephone conference with Charlie Krebs on requisition matters; Review multiple email correspondence regarding the same.	87.50
02/12/2022	GLU	Review multiple email correspondence from Charlie Krebs and Carl Barraco	70.00
		Professional Fees through 07/26/2022	262.50
		Total Current Work	262.50
		Balance Due (includes previous balance, if any)	<u>\$1,680.00</u>

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

Invoice 30062



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

DATE 06/27/2022	PLEASE PAY \$107.00	DUE DATE 07/27/2022
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DESCRIPTION	AMOUNT
Provide labor and materials to complete the following irrigation repairs done on 6/27/22:	
Replace 2 - 6" Pop-Up Sprinklers.	75.00
Replace 2 - Spray Nozzles.	7.00
Replace 1 - 4" Rotor.	25.00

TOTAL DUE	<i>SW</i>	\$107.00
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THANK YOU.

**GENERAL FUND
IRRIGATION REPAIRS & MAINTENANCE**



Invoice Number 7-830-54643	Invoice Date Jul 25, 2022	Account Number [REDACTED]	Page 1 of 3
--------------------------------------	-------------------------------------	-------------------------------------	----------------

FedEx Tax ID: 71-0427007

Billing Address:

RIVER HALL CDD
2300 GLADES RD STE 100E
STE 100 STE 410W
BOCA RATON FL 33431-8536

Shipping Address:

RIVER HALL CDD
2300 GLADES RD STE 100E
BOCA RATON FL 33431-8536

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	\$25.02	519.410
TOTAL THIS INVOICE	USD	\$25.02	001

Other discounts may apply.

To pay your FedEx invoice, please go to www.fedex.com/payment. Thank you for using FedEx.



Detailed descriptions of surcharges can be located at 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 7-830-54643	Invoice Amount USD \$25.02	Account Number [REDACTED]
--------------------------------------	--------------------------------------	-------------------------------------

Remittance Advice

Your payment is due by Sep 08, 2022

7830546433000002502375630251590000000000000000250230



RIVER HALL CDD
2300 GLADES RD STE 100E
STE 100 STE 410W
BOCA RATON FL 33431-8536

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



Invoice Number 7-830-54643	Invoice Date Jul 25, 2022	Account Number [REDACTED]	Page 2 of 3
--------------------------------------	-------------------------------------	-------------------------------------	----------------

FedEx Express Shipment Summary By Payor Type

FedEx Express Shipments (Original)

Payor Type	Shipments	Rated Weight lbs	Transportation Charges	Special Handling Charges	Ret Chg/Tax Credits/Other	Discounts	Total Charges
Third Party	3		20.16	4.86			25.02
Total FedEx Express	3		\$20.16	\$4.86			\$25.02

TOTAL THIS INVOICE USD \$25.02

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Jul 18, 2022	Cust. Ref.: Parent Pickup - River Ha	Ref.#2:
Payor: Third Party	Ref.#3:	
Fuel Surcharge FedEx has applied a fuel surcharge of 18.25% to this shipment. Business Closed or Adult Recipient Unavailable Delivery Not Completed. Distance Based Pricing, Zone 2 Package sent from: 33966 zip code 1st attempt Jul 19, 2022 at 01:30 PM.		
Automation	INET	Sender
Tracking ID	777416497438	cleo adams
Service Type	FedEx Standard Overnight	Wrathell, Hunt & Associates, L
Package Type	FedEx Envelope	9220 Bonita Beach Road
Zone	02	BONITA SPRINGS FL 34135 US
Packages	1	Recipient
Rated Weight	N/A	Christopher Bernier
Delivered	Jul 20, 2022 09:42	Lee County School District
Svc Area	A1	2855 Colonial Boulevard
Signed by	L.JONES	FORT MYERS FL 33966 US
FedEx Use	00000000/60449/	
	Transportation Charge	6.72
	Fuel Surcharge	0.47
	Total Charge	USD \$7.19

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 to sign up today!



Invoice Number 7-830-54643	Invoice Date Jul 25, 2022	Account Number [REDACTED]	Page 3 of 3
--------------------------------------	-------------------------------------	-------------------------------------	----------------

Ship Date: Jul 18, 2022 **Cust. Ref.:** Parent Pickup - River Ha **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 18.25% to this shipment.
 Business Closed or Adult Recipient Unavailable Delivery Not Completed.
 Distance Based Pricing, Zone 2
 Package sent from: 33966 zip code
 1st attempt Jul 19, 2022 at 01:30 PM.

Automation	INET	Sender	Recipient	
Tracking ID	777416515717	cleo adams	Melissa Giovannelli	
Service Type	FedEx Standard Overnight	Wrathell, Hunt & Associates, L	Lee County School District	
Package Type	FedEx Envelope	9220 Bonita Beach Road	2855 Colonial Boulevard	
Zone	02	BONITA SPRINGS FL 34135 US	FORT MYERS FL 33966 US	
Packages	1			
Rated Weight	N/A			
Delivered	Jul 20, 2022 09:42			
Svc Area	A1	Transportation Charge		6.72
Signed by	L.JONES	Fuel Surcharge		0.47
FedEx Use	000000000/60449/	Total Charge	USD	\$7.19

Ship Date: Jul 18, 2022 **Cust. Ref.:** Parent Pickup - River Ha **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 18.25% to this shipment.
 Distance Based Pricing, Zone 2
 Package sent from: 33966 zip code
 Package Delivered to Recipient Address Release Authorized

Automation	INET	Sender	Recipient	
Tracking ID	777416539151	cleo adams	Adam Tweet	
Service Type	FedEx Standard Overnight	Wrathell, Hunt & Associates, L	River Hall Elementary	
Package Type	FedEx Envelope	9220 Bonita Beach Road	2800 River Hall Parkway	
Zone	02	BONITA SPRINGS FL 34135 US	ALVA FL 33920 US	
Packages	1			
Rated Weight	N/A			
Delivered	Jul 19, 2022 12:34	Transportation Charge		6.72
Svc Area	A5	Fuel Surcharge		0.70
Signed by	see above	DAS Comm		3.22
FedEx Use	000000000/60449/02	Total Charge	USD	\$10.64

Third Party Subtotal	USD	\$25.02
Total FedEx Express	USD	\$25.02

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

Invoice 30042



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

DATE 06/30/2022	PLEASE PAY \$2,235.60	DUE DATE 07/30/2022
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DESCRIPTION	AMOUNT
Provide labor and material to complete the following at River Hall:	
Front Lot Cable Trenching:	
- Trench in 100' - 14 gauge, two wire cables, into a 1 1/2" sch 40 sleeve to prevent any future damages.	1,242.00
Construction Entrance Cable Trenching:	
- Trench in 80' - 14 gauge two wire cables into a 1 1/2" sch 40 sleeve to prevent future damages from construction vehicles.	993.60

**GF IRRIGATION REPAIRS
AND MAINTENANCE
7.14.22**

TOTAL DUE	<i>SW</i>	\$2,235.60
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THANK YOU.



July 20, 2022
Invoice No. 88797
 Project No. 2015012

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

519.320
 001

River Hall CDD

For Services Rendered From June 1, 2022 to June 30, 2022

General Services - Prepare Roadway No Parking legal description, attend board meeting, review pot hole repair proposal, developer's requisition

02/03/2022 -
 Task 01- Stormwater Needs Analysis
 EST \$7,500.00

	Hours	Rate	Amount
Z-General Services			
Engineer VI	4.25	155.00	\$658.75
Principal Surveyor	2.50	150.00	\$375.00
Technician IV	1.00	70.00	\$70.00
Subtotal	7.75		\$1,103.75
	7.75		\$1,103.75
Total Amount Due This Invoice			\$1,103.75

1.5% Late Fee will be applied to balances remaining after 60 days.



INVOICE

Invoice Number: PI-A00851396
Invoice Date: 07/01/22
PROPERTY: River Hall CDD

538.461
001

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

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

CUSTOMER ID	CUSTOMER PO	Payment Terms	
R0194		Net 30	
Sales Rep ID	Shipment Method	Ship Date	Due Date
Jeff Moding			07/31/22

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR11734 07/01/22 - 07/31/22 Wetlands Management Services		5,193.91	5,193.91
1	Lake & Pond Management Services SVR11792 07/01/22 - 07/31/22 Lake & Pond Management Services		7,458.00	7,458.00
1	Lake & Pond Management Services SVR11793 07/01/22 - 07/31/22 Fountain Maintenance Services		53.50	53.50

PLEASE REMIT PAYMENT TO:

1320 Brookwood Drive, Suite H
 Little Rock, AR 72202

Subtotal	12,705.41
Sales Tax	0.00
Total Invoice	12,705.41
Payment Received	0.00
TOTAL	12,705.41

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

7

DRAFT

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

The Board of Supervisors of the River Hall Community Development District held a Public Hearing and Regular Meeting on August 4, 2022, 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 (via telephone)	Assistant Secretary
Michael Hagen	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Cleo Adams	District Manager
Shane Willis	Operations Manager
Greg Urbancic	District Counsel
Charlie Krebs	District Engineer
Grady Miars	Developer, GreenPointe
Andy & Michelle Kasl	Residents
Michelle & Bryan Brown	Residents
Jake Lamb	Resident
Dan Block	Resident
Tony Wilson	Resident
Karen Asfour	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 3:31 p.m. Supervisors Asfour, Mitchell, Hagen and Stark were present. Supervisor Morash was not present at roll call.

SECOND ORDER OF BUSINESS

Public Comments (3 minutes per speaker)

40 Resident Michelle Brown presented photographs and stated her property backs up to a
41 pond directly across from the Portico property, where there is a shared property line. Portico
42 residents have been accessing Hampton Lakes by foot and on golf carts or ATVs to fish during
43 the day and to congregate at night until 1:00 a.m. In her opinion, it is becoming a safety issue
44 and she would like a solid fence to be installed but would be amenable to bushes or another
45 type of deterrent. Asked if she notified the authorities, Ms. Brown stated yes; however, the
46 Sheriff did not come, citing that cross streets do not exist and the area is undeveloped.

47 Referencing an area map, Mr. Adams stated prior to the meeting, he received a
48 commitment from Lennar to pay for and install decorative fencing at three key locations. Each
49 location will have a 6' gate to allow CDD access crews to continue maintaining the area and
50 Staff will coordinate with Lennar on an easement agreement to allow them to maintain from
51 the Portico side down to the water's edge. The reason Lennar is paying for the fence is because
52 they do not want the CDD to erect a 6' vinyl wall, which would remove views of the ponds.

53 **Mr. Morash joined the meeting via telephone.**

54 Ms. Brown felt that the problem will continue as trespassers will still access the
55 community and disturb residents. A Board Member stated that only Portico can exercise
56 control over the area.

57 Discussion ensued regarding the ongoing nighttime trespasser activities, the CDD
58 potentially installing a solid barrier in the areas in question, enforcing a "No Fishing" policy and
59 a Community Outreach Officer.

60 Resident Andy Kasl asked for an update on speeding enforcement on Hampton
61 Boulevard. Mr. Miars would provide an update later in the meeting.

62 Resident Michele Kasl echoed Ms. Brown's comments and asked the Board to consider
63 installing landscaping between Hampton Lakes and Portico to deter trespassers and to instill
64 privacy and separation between the two communities. She felt that landscaping would be
65 wonderful and that the CDD could do that for Hampton Lakes residents.

66 Referencing an area map, Mr. Adams stated Lennar has platted lots between Hampton
67 Lakes and Portico and the ensuing construction of units would deter trespassing into Hampton

68 Lakes. Asked about the timing, Mr. Adams stated, once land is platted, construction occurs
69 fairly quickly.

70 Asked if a quote was obtained to construct the white wall extension, Mr. Willis stated it
71 would cost approximately \$120,000. Asked what kind of consequences the CDD might face if
72 the CDD installs a wall in that area and it blocks the lake view, Mr. Urbancic stated someone
73 might bring a lawsuit against the CDD; however, the wall would be erected on CDD property
74 and the CDD would have a legitimate public purpose and a good reason to erect it.

75 Mr. Mitchell stated that Portico does not want the lake blocked off but, unless Portico
76 hires a deputy to patrol that area nightly, the CDD will erect a wall. He has no issue with
77 installing a wall and asked for Board feedback.

78 Discussion ensued regarding Lennar, new homes, stormwater ponds, Portico's
79 responsiveness, policing authority and calling 911 versus calling the non-emergency number.

80 Mr. Willis provided Officer Scaduto's contact information, who previously attended a
81 CDD meeting to speak about the issue, as follows:

82 Phone number: 239-887-8015

83 Email: jscaduto@sheriffleefl.org

84 Mr. Hagen motioned and Mr. Asfour seconded the motion to erect a 6' wall in the
85 location. Mr. Willis cautioned that the proposal was obtained four months ago and the
86 construction costs might have increased.

87 Conversation ensued about whether to install a decorative or chain-link fence,
88 landscape barrier or a white wall.

89 A vote was not taken on the motion on the table.

90 Mr. Asfour moved to table the motion to build a wall to the September meeting to allow
91 Portico the opportunity to come up with a solution that is more acceptable to residents and is
92 more secure.

93

94 **On MOTION by Mr. Asfour and seconded by Mr. Stark, with all in favor, tabling**
95 **the motion to build a wall between Hampton Lakes and Portico to the**
96 **September meeting, was approved.**

97

98 Resident Jake Lamb introduced himself as the new Deputy Chief of Operations for the
99 Fort Myers Shores Fire Department and extended an open invitation to the groundbreaking for
100 the new firehouse, Firehouse 82, on August 18, 2022 at 6:30 p.m. Asked if an in-house
101 Emergency Medical Station (EMS) is being considered, Mr. Lamb stated that there is currently
102 no discussion of an ambulance station in the community but that could develop in the future.

103

104 **THIRD ORDER OF BUSINESS**

Developer Update

105

106 Referencing slides, Mr. Miars provided the following update:

107 ➤ Regarding construction, Developers are awaiting to obtain the Department of
108 Transportation (DOT) portion of an application for the connections. He feels that the DOT will
109 allow construction to proceed on the east/west fencing on either side.

110 ➤ He met with the contractor this morning. Jimmy is working on getting the DOT permit
111 approved by Lee County.

112 ➤ In response to the unfortunate passing of a CDD resident at the front, the Florida
113 Department of Transportation (FDOT) will lower the speed limit from Buckingham Boulevard to
114 past River Hall Parkway to 50 miles per hour. The resolution has been passed and the signs have
115 already been ordered.

116 ➤ Additional lights will be installed on the east side, the traffic light will be enhanced and
117 speed bumps are approved for Hampton Lakes and in River Hall Country Club (RHCC) pending
118 one last sign-off in Lee County permitting.

119 ➤ The Sheriff's office will commence patrols to monitor speeding and to issue tickets
120 within the next few weeks.

121 ➤ Home sales continue to be good in RHCC and Hampton Lakes.

122 ➤ 197 lots are currently in design and were added to Hampton Lakes and will be submitted
123 for permitting this week.

124 ➤ GreenePointe is scheduled for the planning Board meeting in September, to be followed
125 by a Commission meeting in October and a zoning meeting in late October-early November,
126 which is separate.

127 Mr. Miars responded to questions about the status of the 70' and 100' lots, total
128 number of platted lots, number of units designed and the original Development Order. He
129 discussed the average home prices in Hampton Lakes and RHCC, the addition of speed bumps in
130 East Hampton and sealed access from the gate down.

131

132 **FOURTH ORDER OF BUSINESS**

**Public Hearing on Adoption of Fiscal Year
2022/2023 Budget**

133

134

135 **A. Affidavit of Publication**

136 The affidavit of publication was included for informational purposes.

137 **B. Consideration of Resolution 2022-09, Relating to the Annual Appropriations and**
138 **Adopting the Budget for the Fiscal Year Beginning October 1, 2022, and Ending**
139 **September 30, 2023; Authorizing Budget Amendments; and Providing an Effective**
140 **Date**

141 Mr. Adams reviewed the proposed Fiscal Year 2023 budget, which was unchanged from
142 when it was last presented. The strategy is to keep expenses at a level that results in no
143 assessment increase for any of the product types, year-over-year.

144 **Mr. Adams opened the Public Hearing.**

145 Resident Tony Wilson stated that \$12,000 is budgeted to put up and take down
146 Christmas lights yet the lights are up all year. Mr. Adams stated the lights in reference are a
147 different part of the lighting program. When the lights wrapping the oaks were first installed,
148 the Board liked it and wanted to leave them up year-round. They are higher-quality lights that
149 are taken down annually and restrung when the rest of the holiday decorations are installed
150 but those are left up all year.

151 Resident Karen Asfour commented that the wreath does not light up and has some type
152 of wire hanging from it. Mrs. Adams would check the specifications.

153 **Mr. Adams closed the Public Hearing.**

154 Mr. Adams presented Resolution 2022-09.

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On MOTION by Mr. Stark and seconded by Mr. Asfour, with all in favor, Resolution 2022-09, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2022-10, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2022/2023; Providing for the Collection and Enforcement of Special Assessments, Including, but not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date

Mr. Mitchell presented Resolution 2022-10 and read the title.

Mr. Adams stated that this is commonly referred to as the assessment levying resolution and accomplishes the following:

- Takes into account the budget that was just adopted and the assessment levels therein, which outlines the amount of benefit that each product type will receive.
- Authorizes the District Manager to finalize the lien roll and transmit it to the Tax Collector for placement of the assessments on the November property tax bill.

On MOTION by Mr. Stark and seconded by Mr. Asfour, with all in favor, Resolution 2022-10, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2022/2023; Providing for the Collection and Enforcement of Special Assessments, Including, but not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Continued Discussion/Update: Wall/Fence Installation Along Shared Property Line with Portico

195 This item was discussed during the Second Order of Business.

196

197 **SEVENTH ORDER OF BUSINESS**

Discussion: South Entry Design and HOA Security Committee Meeting Notes

198

199

200 This item was addressed during the Third Order of Business.

201

202 **EIGHTH ORDER OF BUSINESS**

Consideration of Award of Contract for Lake and Wetland Maintenance

203

204

205 Mr. Willis reported the following:

206 ➤ Bids were received from Crosscreek Environmental (Crosscreek), SOLitude Lake
207 Management (SOLitude) and Superior Waterways (Superior).

208 ➤ SOLitude will hold the previously-approved price for the two-year bid.

209 ➤ All three companies have a wide range of services in aquatics and wetland maintenance
210 and are well-established in Florida.

211 Asked if Staff is satisfied with SOLitude, Mrs. Adams replied affirmatively.

212

213 **On MOTION by Mr. Hagen and seconded by Mr. Asfour, with all in favor,**
214 **awarding the Contract for Lake and Wetland Maintenance Services to SOLitude**
215 **Lake Management, in the amount of \$162,465 for one year with a second-year**
216 **option at the same price, was approved.**

217

218

219 **NINTH ORDER OF BUSINESS**

Acceptance of Unaudited Financial Statements as of June 30, 2022

220

221

222 Mr. Adams presented the Unaudited Financial Statements as of June 30, 2022.

223

224 **On MOTION by Mr. Asfour and seconded by Mr. Stark, with all in favor, the**
225 **Unaudited Financial Statements as of June 30, 2022, were accepted.**

226

227

228 **TENTH ORDER OF BUSINESS**

Approval of July 7, 2022 Public Hearings and Regular Meeting Minutes

229

230

231 Mr. Mitchell presented the July 7, 2022 Public Hearings and Regular Meeting Minutes.

232 The following change was made:

233 Line 86: Change "Asfour" to "Mitchell"

234

235 On MOTION by Mr. Stark and seconded by Mr. Asfour, with all in favor, the
236 July 7, 2022 Public Hearings and Regular Meeting Minutes, as amended, were
237 approved.

238

239

240 **ELEVENTH ORDER OF BUSINESS**

Staff Reports

241

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

243 Mr. Krebs reported the following:

244 ➤ Construction signage will be installed within the next few weeks.

245 ➤ At the request of the School Board, he transmitted the different concepts that the CDD
246 presented to improve vehicle traffic circulation and stacking during student pick-up.

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

248 Mr. Urbancic stated that the "No Parking" legal description was completed and would
249 be emailed to Mr. Krebs and to Management.

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

251 • **NEXT MEETING DATE: September 1, 2022 at 3:30 P.M.**

252 ○ **QUORUM CHECK**

253 The next meeting will be held on September 1, 2022.

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

255 Mr. Willis presented the August Field Operations Report, which was included for
256 informational purposes.

257

258 **TWELFTH ORDER OF BUSINESS**

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

259

260

261 Resident Dan Block voiced his opinion that the flower beds on the Hampton Lakes side
262 are overrun with weeds. Mr. Adams stated that, while that it is CDD property, the HOA is
263 responsible for landscape maintenance.

264 In response to a resident’s question, Mrs. Adams stated that the sidewalks are pressure-
265 washed once per year, right before the holidays. Asked how long it lasts, Mr. Adams replied
266 eight to ten months.

267

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

269

270 Mr. Mitchell presented Mr. Hagen’s letter of resignation. He suggested that the seat
271 remain empty until the November election.

272

273 **On MOTION by Mr. Stark and seconded by Mr. Asfour, with all in favor, the**
274 **resignation of Mr. Michael Hagen, effective August 29, 2022, was accepted.**

275

276

277 **FOURTEENTH ORDER OF BUSINESS** **Adjournment**

278

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280 **On MOTION by Mr. Asfour and seconded by Mr. Stark, with all in favor, the**
281 **meeting adjourned at 4:55 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

8C

RIVER HALL COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE

LOCATION

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

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 6, 2022	Regular Meeting	3:30 PM
November 3, 2022	Regular Meeting	3:30 PM
December 1, 2022	Regular Meeting	3:30 PM
January 5, 2023	Regular Meeting	3:30 PM
February 2, 2023	Regular Meeting	3:30 PM
March 2, 2023	Regular Meeting	3:30 PM
April 6, 2023	Regular Meeting	3:30 PM
May 4, 2023	Regular Meeting	3:30 PM
June 1, 2023	Regular Meeting	3:30 PM
July 6, 2023	Regular Meeting	3:30 PM
August 3, 2023	Public Hearing & Regular Meeting	3:30 PM
September 7, 2023	Regular Meeting	3:30 PM

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

8D



Wrathell, Hunt and Associates, LLC

TO: River Hall CDD Board of Supervisors
FROM: Shane Willis – Operations Manager
DATE: September 1, 2022
SUBJECT: Status Report – Field Operations

Landscape Activities:

- All St Augustine Turf is scheduled for fertilization in September
- Weeds in planting beds are being sprayed weekly
- Drainage and lake banks are being mowed monthly
- Spraying for insect's as needed throughout river hall
- Irrigation is running 3 days a week.

Swine Solutions: One trap currently in CE15 and one in Wetland 30. To date the trapper has removed **31** adult hogs and **5** juveniles.

4031 East Hampton Circle Bench: Letter to homeowner went out the week of May 16th. District Counsel sent a letter on 7.12.22 followed up with an email from the District Manager on 7.26.22. As of 8.10.22 the bench has not been removed.

Chestnut Grove Lake Bank: Letters sent to two homeowners 7.26.22. Both homeowners have accepted Gulfscapes proposals and will be having the repairs made. Repairs to the lake bank will be scheduled once the homeowner's repairs are completed.