

RIVER HALL

COMMUNITY DEVELOPMENT DISTRICT

March 6, 2025

BOARD OF SUPERVISORS REGULAR MEETING AGENDA

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

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

February 27, 2025

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 March 6, 2025 at 3:30 p.m., at the 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 - Non-Agenda Items (*3 minutes per speaker*)
3. Update: Superior Waterway Services, Inc. Treatment Report – *Andy Nott*
4. Update/Consideration: Placing “School Zone & No Parking” Signage on River Hall Parkway (*Supervisor Asfour*)
5. Discussion: Portico Fence & River Hall Perimeter Fence Discussion
6. Acceptance of Unaudited Financial Statements as of January 31, 2025
7. Approval of February 6, 2025 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: April 3, 2025 at 3:30 PM

○ QUORUM CHECK

SEAT 1	PAUL D. ASFOUR	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	BOB CUNNINGHAM	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	KENNETH MITCHELL	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	ROBERT STARK	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	DANIEL BLOCK	<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 CDD
Lake Treatment Report
Treatment Dates January 2024

Lake #	Work Preformed	Target	Treatment Date	Target	Treatment Date	Notes/Comments
1-1A	Inspected		1/17/25			No Problems Noted
1-1B	Inspected		1/17/25			No Problems Noted
1-2A	Inspected		1/17/25			No Problems Noted
1-2B	Treated	Grasses/Weeds	1/28/25			Crew sprayed lake bank/ littorals
1-3	Treated	Chara	1/29/25			Treated lakes for Chara/Algae
1-4	Treated	Chara	1/29/25			Treated lakes for Chara/Algae
1-6A	Treated	Chara	1/29/25			Treated lakes for Chara/Algae
1-6B	Treated	Grasses/Weeds	1/31/25			Crew sprayed lake bank/ littorals
2-1A	Treated	Grasses/Weeds	1/22/25			Crew sprayed lake bank/ littorals
2-1B	Treated	Grasses/Weeds	1/31/25			Crew sprayed lake bank/ littorals
2-2A	Treated	Grasses/Weeds	1/22/25			Crew sprayed lake bank/ littorals
2-2B	Treated	Grasses/Weeds	1/22/25			Crew sprayed lake bank/ littorals
2-2C	Treated	Grasses/Weeds	1/22/25			Crew sprayed lake bank/ littorals
2-2D	Treated	Grasses/Weeds	1/22/25			Crew sprayed lake bank/ littorals
2-2E	Treated	Grasses/Weeds	1/22/25			Crew sprayed lake bank/ littorals

River Hall CDD
Lake Treatment Report
Treatment Dates January 2024

Lake #	Work Performed	Target	Treatment Date	Target	Treatment Date	Notes/Comments
2-2F	Treated	Grasses/Weeds	1/22/25			Crew sprayed lake bank/ littorals
2-2G	Treated	Grasses/Weeds	1/22/25			Crew sprayed lake bank/ littorals
2-2H	Treated	Grasses/Weeds	1/22/25			Crew sprayed lake bank/ littorals
2-2I	Treated	Grasses/Weeds	1/22/25			Crew sprayed lake bank/ littorals
2-2J	Treated	Grasses/Weeds	1/22/25			Crew sprayed lake bank/ littorals
2-2K	Treated	Grasses/Weeds	1/22/25			Crew sprayed lake bank/ littorals
2-2L	Treated	Torpedograss	1/27/25			Sprayed Littorals for Torpedograss
2-2M	Treated	Torpedograss	1/27/25			Sprayed Littorals for Torpedograss
2-3A	Treated	Grasses/Weeds	1/23/25			Crew sprayed lake bank/ littorals
2-3B	Treated	Torpedograss	1/27/25	Grasses/Weeds	1/30/25	Sprayed Littorals for Torpedograss
2-4A	Treated	Algae	1/10/25	Grasses/Weeds	1/28/25	Crew sprayed lake bank/ littorals
2-4B	Treated	Algae	1/10/25	Grasses/Weeds	1/29/25	Crew sprayed lake bank/ littorals
2-4C	Treated	Algae	1/10/25	Grasses/Weeds	1/30/25	Crew sprayed lake bank/ littorals
2-4D	Treated	Algae	1/10/25	Grasses/Weeds	1/31/25	Crew sprayed lake bank/ littorals
2-4E	Treated	Algae	1/10/25			Treated for Algae

River Hall CDD
Lake Treatment Report
Treatment Dates January 2024

Lake #	Work Performed	Target	Treatment Date	Target	Treatment Date	Notes/Comments
2-5A/2-5B	Treated	Algae	1/10/25	Grasses/Weeds	1/30/25	Crew sprayed lake bank/ littorals
Flowway Lake 2	Treated	Grasses/Weeds	1/30/25			Crew sprayed lake bank/ littorals
2-5C	Treated	Grasses/Weeds	1/1/25			Crew sprayed lake bank/ littorals
2-5D	Treated	Grasses/Weeds	1/28/25			Crew sprayed lake bank/ littorals
2-6A	Treated	Torpedograss	1/27/25			Sprayed Littorals for Torpedograss
2-6B	Treated	Torpedograss	1/27/25			Sprayed Littorals for Torpedograss
2-6C	Treated	Grasses/Weeds	1/23/25			Crew sprayed lake bank/ littorals
2-7	Treated	Grasses/Weeds	1/23/25			Crew sprayed lake bank/ littorals
2-8A	Treated	Torpedograss	1/27/25			Sprayed Littorals for Torpedograss
2-8B	Inspected		1/23/25			No Problems Noted
2-8C	Treated	Torpedograss	1/27/25			Sprayed Littorals for Torpedograss
2-8D	Inspected		1/27/25			No Problems Noted
2-8E	Treated	Grasses/Weeds	1/30/25			Crew sprayed lake bank/ littorals
3-1	Treated	Chara	1/10/25			Treated lakes for Chara/Algae
3-2	Treated	Chara	1/10/25			Treated lakes for Chara/Algae

River Hall CDD
Lake Treatment Report
Treatment Dates January 2024

Lake #	Work Performed	Target	Treatment Date	Target	Treatment Date	Notes/Comments
3-3	Treated		1/31/25			No Problems Noted
3-3A	Treated	Algae	1/10/25			Treated for Algae
3-4A	Treated	Grasses/Weeds	1/30/25			Crew sprayed lake bank/ littorals
3-4B	Treated		1/31/25			No Problems Noted
3-4C	Treated	Grasses/Weeds	1/31/25			Crew sprayed lake bank/ littorals
3-5A	Treated	Grasses/Weeds	1/31/25			Crew sprayed lake bank/ littorals
3-5B	Treated		1/31/25			No Problems Noted
3-5C	Inspected		1/23/25			Raining
3-5D	Inspected		1/23/25			Raining
3-5E	Inspected		1/23/25			Raining
4-1A	Treated	Grasses/Weeds	1/28/25			Crew sprayed lake bank/ littorals
4-1B	Treated	Grasses/Weeds	1/28/25			Crew sprayed lake bank/ littorals
4-1C	Treated	Grasses/Weeds	1/20/25			Crew sprayed lake bank/ littorals
4-1D	Treated	Grasses/Weeds	1/20/25			Crew sprayed lake bank/ littorals
4-1E	Treated	Grasses/Weeds	1/18/25			Crew sprayed lake bank/ littorals

[illegible]

River Hall CDD
Lake Treatment Report
Treatment Dates January 2024

Lake inspection was done on Feb 20th, water levels are dropping, some lakes have 5 to 6 feet exposed banks at time of inspection there were no major problem noted, there are seral lakes with minor Algae that will be treated on our schedule visits.

In addition to our lake tech we have our crew out several days to spray lakes exposed banks of grasses and weeds

Lake 3-4B this lake has a large littoral shelf that is starting to fill in, wanted to make the board aware of this in case residents ask, See below picture that shelf is now underwater and Spikerush is starting to grow.



River Hall CDD
Lake Treatment Report
Treatment Dates January 2024



Lake **2-2A**

Notes/Comments

Minor
Grasses/Weeds

Action Needed

Routine maintenance



Lake **2-2B**

Notes/Comments

No problems noted

Action Needed

Routine maintenance



Lake **2-2C**

Notes/Comments

Minor
Grasses/Weeds

Action Needed

Routine maintenance

River Hall CDD
Lake Treatment Report
Treatment Dates January 2024



Lake **2-2E**

Notes/Comments
No problems noted

Action Needed
Routine maintenance



Lake **2-2F**

Notes/Comments
No problems noted

Action Needed
Routine maintenance



Lake **2-2H**

Notes/Comments
Minor
Grasses/Weeds

Action Needed
Routine maintenance

River Hall CDD

Lake Treatment Report

Treatment Dates January 2024



Lake 2-2I

Notes/Comments
No problems noted

Action Needed
Routine maintenance



Lake 2-2K

Notes/Comments
Minor
Water Lilies

Action Needed
Monitor and treat as needed



Lake 2-2L

Notes/Comments
Minor
Algae

Action Needed
Routine maintenance

River Hall CDD
Lake Treatment Report
Treatment Dates January 2024



Lake **2-3B**

Notes/Comments
No problems noted

Action Needed
Routine maintenance



Lake **2-4A**

Notes/Comments
Minor
Grasses/Weeds

Action Needed
Routine maintenance



Lake **2-4B**

Notes/Comments
Minor
Algae

Action Needed
Routine maintenance

River Hall CDD
Lake Treatment Report
Treatment Dates January 2024



Lake **2-4C**

Notes/Comments

Minor
Algae

Action Needed

Routine maintenance



Lake **2-5A/B**

Notes/Comments

No problems noted

Action Needed

Routine maintenance



Lake **2-6B**

Notes/Comments

Moderate
Algae

Action Needed

Will be treated on the next scheduled service

River Hall CDD
Lake Treatment Report
Treatment Dates January 2024



Lake **2-6C**

Notes/Comments

Minor
Grasses/Weeds

Action Needed

Routine maintenance



Lake **2-8A**

Notes/Comments

Minor
Grasses/Weeds

Action Needed

Routine maintenance



Lake **3-4B**

Notes/Comments

No problems noted

Action Needed

Routine maintenance

River Hall CDD
Lake Treatment Report
Treatment Dates January 2024



Lake **4-1A**

Notes/Comments
No problems noted

Action Needed
Routine maintenance



Lake **4-2I**

Notes/Comments
No problems noted

Action Needed
Routine maintenance



Lake **FW2**

Notes/Comments
No problems noted

Action Needed
Routine maintenance

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JANUARY 31, 2025**

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JANUARY 31, 2025**

	General Fund	Debt Service Fund Series 2020A	Debt Service Fund Series 2021	Debt Service Fund Series 2023A	Debt Service Fund Series 2024	Capital Projects Fund Series 2020A	Capital Projects Fund Series 2023A
ASSETS							
SunTrust	\$2,062,863	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bank United MMA	90,000	-	-	-	-	-	-
Bank United ICS	542,476	-	-	-	-	-	-
Investments							
SBA	5,996	-	-	-	-	-	-
Reserve A-1	-	206,925	75,400	637,062	238,979	-	-
Reserve A-2	-	-	342,063	-	-	-	-
Capitalized interest	-	-	-	5,077	175,714	-	-
Interest A-2	-	-	49	-	-	-	-
Revenue A-1	-	-	222,290	-	-	-	-
Revenue A-2	-	-	179,529	-	-	-	-
Revenue 23	-	-	-	71,297	-	-	-
Revenue 2020A	-	117,822	-	-	-	-	-
Prepayment A-1	-	-	72	-	-	-	-
Prepayment A-2	-	-	211,845	-	-	-	-
Cost of issuance	-	-	-	-	6,966	-	-
Construction	-	-	-	-	-	165	1,538
Due from general fund	-	279,262	911,434	383,511	-	-	-
Due from other	-	-	-	-	-	1,453	-
Deposits	1,622	-	-	-	-	-	-
Accounts receivable - RH Venture II	132,549	-	94,903	17,317	-	-	-
Accounts receivable - RH Venture III	12,763	-	-	-	-	-	-
Hampton golf & country club	9,137	-	-	-	-	-	-
Cascades at river hall	2,575	-	-	-	-	-	-
Undeposited funds	-	-	-	-	-	-	11,726
Total assets	<u>\$2,859,981</u>	<u>\$ 604,009</u>	<u>\$ 2,037,585</u>	<u>\$1,114,264</u>	<u>\$421,659</u>	<u>\$ 1,618</u>	<u>\$ 13,264</u>
LIABILITIES AND FUND BALANCES							
Liabilities:							
Accounts payable	\$ 85,266	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Developer	98,117	-	-	-	-	-	-
Due to Ashton Oaks HOA	1,297	-	-	-	-	-	-
Due to debt service fund 2020A	279,262	-	-	-	-	-	-
Due to debt service fund 2021A1	508,128	-	-	-	-	-	-
Due to debt service fund 2021A2	403,306	-	-	-	-	-	-
Due to debt service fund 2023	383,511	-	-	-	-	-	-
Due to other	-	-	-	-	-	-	1,453
Accrued contracts payable	-	-	-	-	-	-	99,225
Total liabilities	<u>1,758,887</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>100,678</u>
DEFERRED INFLOWS OF RESOURCES							
Unearned revenue	317	-	-	-	-	-	-
Deferred receipts	157,657	-	94,903	17,317	-	-	-
Total deferred inflows of resources	<u>157,974</u>	<u>-</u>	<u>94,903</u>	<u>17,317</u>	<u>-</u>	<u>-</u>	<u>-</u>
Fund balances:							
Nonspendable							
Prepaid and deposits	1,622	-	-	-	-	-	-
Restricted for:							
Debt service	-	604,009	1,942,682	1,096,947	421,659	-	-
Capital projects	-	-	-	-	-	1,618	(87,414)
Assigned to:							
Operating capital	145,000	-	-	-	-	-	-
Disaster recovery	250,000	-	-	-	-	-	-
Unassigned	546,498	-	-	-	-	-	-

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JANUARY 31, 2025**

Total fund balances	<u>943,120</u>	<u>604,009</u>	<u>1,942,682</u>	<u>1,096,947</u>	<u>421,659</u>	<u>1,618</u>	<u>(87,414)</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 2,859,981</u>	<u>\$ 604,009</u>	<u>\$ 2,037,585</u>	<u>\$ 1,114,264</u>	<u>\$ 421,659</u>	<u>\$ 1,618</u>	<u>\$ 13,264</u>

Capital Projects Fund Series 2024	Total Governmental Funds
\$ -	\$ 2,062,863
-	90,000
-	542,476
-	5,996
-	1,158,366
-	342,063
-	180,791
-	49
-	222,290
-	179,529
-	71,297
-	117,822
-	72
-	211,845
-	6,966
3,364,533	3,366,236
-	1,574,207
-	1,453
-	1,622
-	244,769
-	12,763
-	9,137
-	2,575
-	11,726
<u>\$ 3,364,533</u>	<u>\$10,416,913</u>

\$ -	\$ 85,266
-	98,117
-	1,297
-	279,262
-	508,128
-	403,306
-	383,511
-	1,453
2,495	101,720
<u>2,495</u>	<u>1,862,060</u>

-	317
-	269,877
-	<u>270,194</u>

-	1,622
-	4,065,297
3,362,038	3,276,242
-	145,000
-	250,000
-	546,498

<u>3,362,038</u>	<u>8,284,659</u>
<u><u>\$ 3,364,533</u></u>	<u><u>\$ 10,416,913</u></u>

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JANUARY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll: net	\$ 15,845	\$ 452,388	558,180	81%
Assessment levy: off-roll	-	-	159,754	0%
Miscellaneous hog program shared cost	-	-	12,000	0%
Interest and miscellaneous	23	6,449	7,500	86%
Total revenues	<u>15,868</u>	<u>458,837</u>	<u>737,434</u>	62%
EXPENDITURES				
Legislative				
Supervisor	1,000	3,000	12,000	25%
<i>Financial & administrative</i>				
District management	3,750	15,000	45,000	33%
District engineer	2,142	4,879	25,000	20%
Trustee	-	16,340	16,000	102%
Tax collector/property appraiser	-	7,009	6,165	114%
Assessment roll prep	375	1,500	4,500	33%
Auditing services	-	-	3,300	0%
Arbitrage rebate calculation	-	-	650	0%
Public officials liability insurance	-	13,977	14,000	100%
Legal advertising	-	252	1,100	23%
Bank fees	-	-	350	0%
Dues, licenses & fees	-	175	175	100%
Postage	382	675	1,500	45%
ADA website compliance	-	-	210	0%
Website maintenance	-	-	705	0%
EMMA software services	-	1,500	-	N/A
<i>Legal counsel</i>				
District counsel	2,533	2,914	14,000	21%
<i>Electric utility services</i>				
Utility services	3,062	4,058	11,000	37%
Street lights	-	-	2,000	0%
<i>Stormwater control</i>				
Fountain service repairs & maintenance	-	-	7,500	0%
Aquatic maintenance	9,800	36,382	160,000	23%
Hog removal	3,800	7,600	15,000	51%
Lake/pond bank maintenance	-	-	5,000	0%
Stormwater system maintenance	560	1,385	40,000	3%

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JANUARY 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
<i>Other physical environment</i>				
General liability insurance	-	4,972	5,200	96%
Property insurance	-	12,497	13,800	91%
Entry & walls maintenance	19,873	19,873	13,750	145%
Landscape maintenance	20,256	60,292	195,000	31%
Irrigation repairs & maintenance	-	-	12,500	0%
Landscape replacement plants, shrubs, trees	-	-	20,000	0%
Annual mulching	6,681	6,681	10,500	64%
Holiday decorations	5,750	7,206	12,000	60%
Clock tower maintenance	-	-	1,750	0%
Ornamental lighting & maintenance	-	-	2,000	0%
<i>Road & street facilities</i>				
Street/parking lot sweeping	750	750	900	83%
Street light/decorative light maintenance	2,176	2,176	3,500	62%
Roadway repair & maintenance	-	13,750	25,000	55%
Sidewalk repair & maintenance	-	-	5,000	0%
Street sign repair & replacement	625	625	1,500	42%
Off-duty sheriff patrol	2,750	5,775	15,000	39%
<i>Contingency</i>				
Miscellaneous contingency	-	524	50	1048%
Total expenditures	<u>86,265</u>	<u>251,767</u>	<u>722,605</u>	35%
Excess/(deficiency) of revenues over/(under) expenditures	(70,397)	207,070	14,829	
Fund balances - beginning	1,013,517	736,050	930,350	
Assigned				
Operating capital	145,000	145,000	145,000	
Disaster recovery	250,000	250,000	250,000	
Unassigned	548,120	548,120	550,179	
Fund balances - ending	<u>\$ 943,120</u>	<u>\$ 943,120</u>	<u>\$ 945,179</u>	

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2020A
FOR THE PERIOD ENDED JANUARY 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll	\$ 11,671	\$ 329,874	\$ 414,720	80%
Interest	1,118	5,136	-	N/A
Total revenues	<u>12,789</u>	<u>335,010</u>	<u>414,720</u>	81%
EXPENDITURES				
Debt service				
Principal	-	-	155,000	0%
Interest	-	128,106	256,213	50%
Total debt service	<u>-</u>	<u>128,106</u>	<u>411,213</u>	31%
Excess/(deficiency) of revenues over/(under) expenditures	12,789	206,904	3,507	
Fund balances - beginning	591,220	397,105	383,840	
Fund balances - ending	<u>\$ 604,009</u>	<u>\$ 604,009</u>	<u>\$ 387,347</u>	

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2021
FOR THE PERIOD ENDED JANUARY 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll	\$ 38,092	\$ 1,076,620	\$ 1,357,204	79%
Special assessment: off-roll	-	-	71,154	0%
Assessment prepayments	-	210,622	-	N/A
Interest	3,546	12,951	-	N/A
Total revenues	<u>41,638</u>	<u>1,300,193</u>	<u>1,428,358</u>	91%
EXPENDITURES				
Debt service				
Principal (A-1)	-	15,000	535,000	3%
Principal (A-2)	-	-	450,000	0%
Interest (A-1)	-	113,400	226,800	50%
Interest (A-2)	-	100,050	200,550	50%
Total expenditures	<u>-</u>	<u>228,450</u>	<u>1,412,350</u>	16%
Excess/(deficiency) of revenues over/(under) expenditures	41,638	1,071,743	16,008	
Fund balances - beginning	1,901,044	870,939	803,949	
Fund balances - ending	<u>\$ 1,942,682</u>	<u>\$ 1,942,682</u>	<u>\$ 819,957</u>	

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2023A
FOR THE PERIOD ENDED JANUARY 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll	\$ 16,028	\$ 453,017	\$ 527,205	86%
Special assessment: off-roll	-	-	76,964	0%
Interest	2,568	11,176	-	N/A
Total revenues	<u>18,596</u>	<u>464,193</u>	<u>604,169</u>	77%
EXPENDITURES				
Debt service				
Principal (A-2)	-	-	95,000	0%
Principal prepayment (A-1)	-	-	507,256	0%
Interest (A-1)	-	253,628	-	N/A
Total debt service	<u>-</u>	<u>253,628</u>	<u>602,256</u>	42%
Excess/(deficiency) of revenues over/(under) expenditures	18,596	210,565	1,913	
Fund balances - beginning	1,078,351	886,382	857,847	
Fund balances - ending	<u>\$ 1,096,947</u>	<u>\$ 1,096,947</u>	<u>\$ 859,760</u>	

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2023A
FOR THE PERIOD ENDED JANUARY 31, 2025**

	Current Month	Year To Date	% of Budget
REVENUES			
Interest	1,598	2,491	N/A
Total revenues	<u>1,598</u>	<u>2,491</u>	N/A
Other fees & charges			
Underwriter's discount	-	138,800	N/A
Cost of issuance	-	197,615	N/A
Total other fees and charges	<u>-</u>	<u>336,415</u>	N/A
Total expenditures	<u>-</u>	<u>336,415</u>	N/A
Excess/(deficiency) of revenues over/(under) expenditures	1,598	(333,924)	
OTHER FINANCING SOURCES/(USES)			
Bond proceeds	-	755,583	
Total other financing sources	<u>-</u>	<u>755,583</u>	
Net change in fund balances	1,598	421,659	
Fund balances - beginning	420,061	-	
Fund balances - ending	<u>\$ 421,659</u>	<u>\$ 421,659</u>	

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2020A
FOR THE PERIOD ENDED JANUARY 31, 2025**

	Current Month	Year To Date
REVENUES		
Developer contribution	\$ 1,453	\$ 1,453
Interest	1	165
Total revenues	<u>1,454</u>	<u>1,618</u>
EXPENDITURES		
Construction in progress	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	1,454	1,618
Fund balances - beginning	164	-
Fund balances - ending	<u>\$ 1,618</u>	<u>\$ 1,618</u>

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2023A
FOR THE PERIOD ENDED JANUARY 31, 2025**

	Current Month	Year To Date
REVENUES		
Developer contribution	\$ 10,273	\$ 10,273
Interest income	5	22
Total revenues	<u>10,278</u>	<u>10,295</u>
EXPENDITURES		
Construction in progress	<u>11,807</u>	<u>11,807</u>
Total expenditures	<u>11,807</u>	<u>11,807</u>
Excess/(deficiency) of revenues over/(under) expenditures	(1,529)	(1,512)
Fund balances - beginning	(85,885)	(85,902)
Fund balances - ending	<u><u>\$ (87,414)</u></u>	<u><u>\$ (87,414)</u></u>

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2024
FOR THE PERIOD ENDED JANUARY 31, 2025**

	Current Month	Year To Date
REVENUES		
Interest income	\$ 15,934	\$ 29,097
Total revenues	<u>15,934</u>	<u>29,097</u>
EXPENDITURES		
Construction in progress	<u>2,495</u>	<u>2,851,476</u>
Total expenditures	<u>2,495</u>	<u>2,851,476</u>
Excess/(deficiency) of revenues over/(under) expenditures	13,439	(2,822,379)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	<u>-</u>	<u>6,184,417</u>
Total other financing sources/(uses)	<u>-</u>	<u>6,184,417</u>
Net change in fund balances	13,439	3,362,038
Fund balances - beginning	<u>3,348,599</u>	<u>-</u>
Fund balances - ending	<u><u>\$ 3,362,038</u></u>	<u><u>\$ 3,362,038</u></u>

1:24 PM

02/28/25

River Hall Community Development District
Check Detail
January 2025

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	3014	01/28/2025	ROBERT STARK	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	3015	01/28/2025	KENNETH MITCHE...	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	3016	01/28/2025	PAUL ASFOUR	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	3017	01/28/2025	DANIEL J BLOCK	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	3018	01/28/2025	ROBERT H. CUNNI...	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00

Board Pay River Hall 1/9/25

ID 1572633446, created by Shane Willis on Jan 9 at 6:45 pm

Location

Board Pay

Status

Active

Assignees

Chloe Hiteshew

Dates

Jan 9 (1d)

Description

Board Pay:

Stark

Mitchell

Asfour

Block

Cunningham

Shane Willis Jan 9 6:45 pm

Scheduled task for Jan 9 (1d)

Included task into Board Pay

Assigned task to Chuck Adams, Katherine Bradshaw, Cleo Adams

Katherine Bradshaw Jan 10 10:04 am

Reassigned task from Katherine Bradshaw, Chuck Adams, Cleo Adams to Chloe Hiteshew

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

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 February 6, 2025 at 3:30 p.m., at the River Hall Town Hall Center, located at 3089 River Hall Parkway, Alva, Florida 33920.

Present were:

Ken Mitchell	Chair
Robert Stark	Vice Chair
Daniel J. Block	Assistant Secretary
Paul D. Asfour	Assistant Secretary
Bob Cunningham	Assistant Secretary

Also present:

Cleo Adams	District Manager
Chuck Adams	District Manager
Shane Willis	Operations Manager
Greg Urbancic (via telephone)	District Counsel
Charlie Krebs (via telephone)	District Engineer
John Baker	Bowman Consulting
Andy Nott	Superior Waterways Services, Inc.
Lieutenant Angelo Vaughn	Lee Co. Sheriff, Community Response Unit
Lieutenant Michael Swift	Lee Co. Sheriff, 2 nd Precinct
Chris Blaymires	Resident
Craig Seibold	Resident
Pat Infante	Resident
Judy Grooms	Resident
Karen Carlson	Resident
Matthew McNiel	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mrs. Adams called the meeting to order at 3:31 p.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

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

Resident Chris Blaymires expressed concern about shoreline spraying and use of Roundup and harmful herbicides. He encouraged the HOA, CDD and Superior Waterways Services to use safer, readily available herbicides.

Resident Karen Carlson thinks spraying invasives among Pond 1-1B vegetation killed the spike grass and other vegetation. She stated that Pond 1-1B is totally bare. She asked who owns the property next to Pond 1-1B and showed a picture of the area, which she believes is a preserve. She asked if the plans for the property are known. Mr. Adams stated GreenPointe bought the property, perhaps for development credits. He is unsure if the property can be developed.

Resident Judy Grooms noted a green pump between residences on Summersweet Drive that runs for an hour in the middle of the night and leaves the street wet and muddy. It was noted that the lines are automatically flushed periodically by the County water utilities, particularly during summer and times of low water usage. Mr. Mitchell suggested she contact her HOA, who can check with the County. Mr. Willis stated that weekly flushes are common; daily might be considered excessive. Mr. Adams stated the HOA can ask about the "line auto flush mechanism".

Resident Pat Infante expressed interest in the speed alert signs to be discussed during the meeting. He asked if the Operations & Maintenance (O&M) assessment will decrease as additional homes are built. Mr. Adams stated that, theoretically, yes; if the infrastructure does not continue to grow as new homes come online, O&M assessments should decrease slightly.

Mr. Infante stated that the HOA is not progressing with regard to the green utility boxes. Mr. Adams stated the equipment belongs to the utility provider. Mr. Mitchell stated the HOA signed an Agreement with the vendors. Mr. Adams stated a work order has been pending for some time.

Mr. Asfour stated that, while Mr. Adams is correct in stating that O&M assessments could decrease slightly as more homes are built, it is important to note that, as costs continue to increase, the reduction might not be as drastic as one might expect. He stated the Board is very conscious of the budget and efforts are made to save money wherever possible.

Discussion ensued regarding the green utility boxes.

Resident Craig Seibold stated he represents the River Hall Turnover Steering Team, specifically the Engineering Group. He stated that the turnover will occur in 2025 and, prior to turnover, his group will try to recommend an Engineering company to look at a capital reserve study and potential deficiencies. While such a firm might not have the expertise and competency to do a full water usage and availability study, he would like to know if there is an available study

74 regarding the additional houses planned for the HOA and the golf course to ensure that there is
75 an adequate amount of water, to determine that no additional wells or pumps must be installed.
76 If so, he and his team would like a copy of the study.

77 Mr. Krebs stated the CDD typically engages subconsultant, Water Solutions, for a permit
78 modification or evaluation. He can share that contact information with the HOA or the Board. He
79 stated the HOA will hold the water use permit; Water Solutions could actually see if the permit
80 is correct for the potential buildout. Mr. Adams stated the report should be available in the e-
81 permitting section of the South Florida Water Management District (SFWMD) website.

82 Discussion ensued regarding ownership, transfer and management of the permits. Mr.
83 Krebs will compile the information and share it with the Board.

84 **▪ Discussion: Renewal of LCSO Off-Duty Patrol Officer Agreement**

85 **This item, previously the Fifth Order of Business, was presented out of order.**

86 Mr. Willis presented the Agreement that the Board authorized at the last meeting; he
87 stated that Mr. Urbancic and the insurance agency agree regarding the liability concerns
88 addressed. The Agreement will be executed following the meeting. He met with representatives
89 from the Sheriff's Department yesterday to address trespassing concerns.

90 Lieutenant Vaughn, of the Community Response Unit, discussed his role engaging with
91 the CDD. He is aware of the CDD's trespass warning issues. In addition to community response,
92 he conducts special events. He stated Lieutenant Swift will address issues outside his scope.

93 Discussion ensued regarding recent incidents, including breaches at the southern
94 entrance and utility access points and trespassers on ATVs. Damage from ATV trespassers,
95 photographs of damage and ongoing issues were discussed.

96 Lieutenants Vaughn and Swift discussed measures that will be taken in response to
97 Trespassing and Criminal Mischief and suggested the newsletters be utilized to advise residents
98 to, "If you see something, say something." Residents should promptly call the non-emergency
99 number or 911, as appropriate. Those reporting trespassers can remain anonymous.

100 ATVs in the CDD, steps that will be taken and implementing surveillance, were discussed.

101 Mr. Willis stated that, per the contract, several Supervisors will be identified as points of
102 contact. It was noted that specific information should be provided when possible.

103 Lieutenant Swift noted that motorcycles and ATVs trespassing in posted construction
104 areas are committing a felony.

Discussion ensued regarding traffic enforcement in the CDD, in school zones and along River Hall Parkway. It was noted that Deputies from different Precincts perform off-duty details.

It was noted that the Lee County Sheriff's Office Non-Emergency number is (239) 477-1000. Mr. Willis will send the Board Members' contact information and the Community Association Manager's information to Lieutenants Vaughn and Swift.

THIRD ORDER OF BUSINESS

Update: Superior Waterway Services, Inc. Treatment Report – Andy Nott

Mr. Nott presented the December 2024 Lake Treatment Report. A complete inspection was conducted in January; minimal problems were observed. All lakes are receiving normal maintenance and are in good condition. Regarding Lake 1-B, Mr. Nott stated that he emailed Mr. Adams photographs from 2023 and a photograph from today. The Board and Staff discussed the photographs with Ms. Carlson to address her concerns. Mr. Nott stated the weeds were removed; spike rush is still present and growing back. Mrs. Adams stated the growth that was removed was all invasives. Mr. Nott stated the blue on the lake bank is a harmless natural lake dye to show which areas were treated.

It was noted that the water levels are very low due to lack of rain.

Mr. Mitchell commended Mr. Nott on his work managing the lakes and noted that, when Superior took over lake management, there were many issues to resolve.

Discussion ensued regarding Mr. Blaymires' concerns about herbicides used in the lakes.

Mr. Nott stated that his company is limited to spraying aquatic herbicides approved by the Environmental Protection Agency (EPA). While he does not utilize Roundup, the approved aquatic herbicides contain the same active ingredient, glyphosate. Mr. Adams stated that several of the CDDs he manages are Audubon-certified; he has provided lists of the aquatic herbicides used and all included glyphosate. Mr. Willis stated the aquatic herbicides are also approved by the Florida Department of Environmental Protection (FDEP). Mr. Nott stated that all products applied are within the regulated limits according to the label, within the rate and frequency permitted. He stated that the herbicide companies are always looking at new products and he will consider more beneficial products should they become approved for aquatic use.

- **Discussion/Consideration of Midge Fly Treatments and Fish Stocking of Lake 4-1A and 3-3**

This item was not addressed; it will be removed from this and future agendas.

138

139 **FOURTH ORDER OF BUSINESS**

Update/Consideration: Placing “School
Zone” Signage on River Hall Parkway
(Supervisor Asfour)

140

141

142

143 Mr. Baker distributed an Exhibit detailing the current “No Parking” sign locations and the
144 proposed locations of six new “School Zone” signs. Mr. Asfour stated that he inquired about
145 installing the signs on existing poles but was advised against utilizing the existing poles.

146 Discussion ensued regarding the cost, quantity and locations of signs.

147 Mr. Adams noted that decorative signs and poles are available but at a premium cost.

148 Mr. Krebs will obtain a quote for the next meeting.

149 • **Discussion/Consideration: My AV-Tech LLC Estimate 25020 [Electrical: Pedestrian**
150 **Crosswalk School Zone Installation**

151 The consensus was that the Board is not interested in an electrical crosswalk. This item
152 will be removed from future agendas.

153

154 **FIFTH ORDER OF BUSINESS**

Discussion: Renewal of LCSO Off-Duty
Patrol Officer Agreement

155

156

157 This item was discussed following the Second Order of Business.

158

159 **SIXTH ORDER OF BUSINESS**

Continued Discussion: Perimeter Fencing

160

161 Installation of fencing in high traffic areas, berms and preserve areas, was discussed.

162 Mr. Willis stated that AV-Tech can provide a quote when the scope of work is determined.

163 Mr. Adams noted that an 18” clear zone for wildlife ingress and egress is required when
164 fencing conservation areas. Mr. Willis will request quotes for the full perimeter of what has not
165 been installed with solar powered camera monitoring.

166

167 **SEVENTH ORDER OF BUSINESS**

Acceptance of Unaudited Financial
Statements as of December 31, 2024

168

169

170 Mr. Krebs was asked how many permits were required for GreenPointe land clearing.

171 Discussion ensued regarding the advertising costs related to bond issuance.

172 The financials were accepted.

173

EIGHTH ORDER OF BUSINESS

Approval of January 9, 2025 Regular Meeting Minutes

The following changes were made:

Line 53: Change "Krebs" to "McNeil"

Line 56: Change "Havner" to "Hafner"

Lines 57 and 58: Change "CDD" to "HOA"

Lines 171 and 172: Delete

On MOTION by Mr. Cunningham and seconded by Mr. Block, with all in favor, the January 9, 2025 Regular Meeting Minutes, as amended, were approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Engineer: Hole Montes

B. District Counsel: Coleman, Yovanovich & Koester

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

There were no reports from the District Engineer, District Counsel or the District Manager.

- NEXT MEETING DATE: March 6, 2025 at 3:30 PM

- QUORUM CHECK

All Supervisors confirmed their attendance at the March 6, 2025 meeting.

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

Mr. Willis stated it is alleged that Portico landscapers removed a portion of the CDD's Bougainvillea hedge that was planted at a total cost of \$27,250. The hedge is on an easement on which the CDD has the right to place the hedge. Mr. Urbancic suggested the location be determined and a demand be made for Portico to restore the hedge. Evidence will be sent to Mr. Adams, who will seek a remedy with Lennar before District Counsel sends a letter for damages. Mr. Willis will request a quote for replacement and determine how many are missing. The hedge had a year's growth. Mr. Adams stated the next container size should be taken into consideration.

TENTH ORDER OF BUSINESS

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

Mr. Infante asked about the agenda item for solar powered radar speed alert signs. Mr. Willis stated that he provided a quote; the signs cost approximately \$15,000 each.

Regarding speeding, Mr. Mitchell stated that the current plan is for increased school zone signage, crosswalks and police presence, before considering an additional \$30,000 expenditure.

Resident Sally Thomas asked why Lee County Schools is not paying for the signs and crosswalks. Mr. Asfour stated the CDD asked for their assistance but received no feedback. The homeowners are paying for the extra measures out of care and concern for students.

Ms. Thomas asked how the four new entrances will affect area traffic. The consensus was that traffic will increase. The County Commissioners approved the new units.

A resident asked if a letter can be sent asking the School Board to advise parents that students are running in front of cars when they are dropped off. Mr. Asfour stated the CDD sent numerous letters and Staff has been trying to get help for five or six years, with no response from the School Superintendent or School Board members. Mr. Willis stated the school's Facilities Operations Manager advised that all the required signage for entry and exit of school property are provided and the school will not be participating.

Ms. Thomas suggested the privately owned property be held accountable for overgrown brush by a power utility box. It was suggested that a Code Enforcement complaint be made.

ELEVENTH ORDER OF BUSINESS

Supervisors' Comments/Requests

Mr. Asfour asked if new ethics training courses will be offered. Mr. Urbancic stated that new courses will likely be offered for a fee; he has not seen new free courses and has not received clear guidance on the matter.

Mr. Asfour asked for a copy of the minutes of the meeting at which GreenPointe asked about issuing bonds for the townhomes. Mr. Adams stated that the meeting was in 2024.

Mr. Willis stated that he is working with Mr. Urbancic's office regarding the individual Hampton Lakes common area parcels in need of maintenance. When the District Managers have reviewed and approved it, a proposal will be executed and maintenance will begin.

Mr. Mitchell thanked everyone for their attendance and participation.

TWELFTH ORDER OF BUSINESS

Adjournment

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

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246
247

Secretary/Assistant Secretary

Chair/Vice Chair

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

RIVER HALL COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>River Hall Town Hall Center, located at 3089 River Hall Parkway, Alva, Florida 33920</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 3, 2024 <i>rescheduled to September 30, 2024</i>	Regular Meeting	3:30 PM
November 7, 2024	Regular Meeting	3:30 PM
December 5, 2024 <i>rescheduled to December 12, 2024</i>	Regular Meeting	3:30 PM
December 12, 2024	Regular Meeting	3:30 PM
January 9, 2025*	Regular Meeting	3:30 PM
February 6, 2025	Regular Meeting	3:30 PM
March 6, 2025	Regular Meeting	3:30 PM
April 3, 2025	Regular Meeting	3:30 PM
May 1, 2025	Regular Meeting	3:30 PM
June 5, 2025	Regular Meeting	3:30 PM
July 3, 2025	Regular Meeting	3:30 PM
August 7, 2025	Regular Meeting	3:30 PM
September 4, 2025	Regular Meeting	3:30 PM

Exception(s)

**January meeting date is one (1) week later to accommodate the New Year's Day holiday.*



Wrathell, Hunt and Associates, LLC

TO: River Hall CDD Board of Supervisors

FROM: Shane Willis – Operations Manager

DATE: March 6, 2025

SUBJECT: Status Report – Field Operations

Fountains:

Service schedule set to 9am -10pm daily.

FPL Easement Mowing: Current contract with P&T Lawn & Tractor Service is \$11,650.00. Bush hogging of the East and West side of River Hall Parkway is twice per year (November & May) during the drought season.

Lake & Wetland Contract: Superior Waterways is maintaining the District's stormwater system and is providing weekly service reports and monthly waterways reports.

- Removal of palms along the banks is in process, some residents are concerned about this but it is necessary to protect the lake banks

Landscape Maintenance Contract: Gulfscapes landscape agreement signed 10/01/23 for \$190,387.00, one year auto-renewal began October 1, 2024.

Street Sweeping: Scheduled annually in December. For 2023/24 budget purposes - \$750.00. Completed during the month of December. 2025 Contract to be executed in May time frame.

Pressure Cleaning: Scheduled annually between the months of October to mid-November. For 2024/25 budget purposes - \$13,750.00, previous contract was \$13,100.00. Contract to be executed in April time frame.

Lighting Program: Current contract with Trimmers Holiday Décor is \$11.5K and is set to expire January 2027. Contract for 24/25/26 holiday seasons Fully Executed.

Perimeter Fencing & AV Project: Coordination meeting between Carter Fence, AV Tech & District Staff is scheduled for 2/27/25. Initial proposal and project plan to be emailed to Supervisors prior to next meeting, hard copies to be handed out at the meeting.