

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

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

**Present were:**

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

**Also present were:**

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

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

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

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

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

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

**SECOND ORDER OF BUSINESS**

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

There were no public comments.

**THIRD ORDER OF BUSINESS**

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

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

- The national resale market was expected to rise 20 to 23%, on average, over the next year. Florida was predicted to lead the resale market due to low inventory of new homes.
- Projected Sales: Compared to last year, sales were strong, with 14 sales for the month between the two communities. Pulte would take 30 lots in the Country Club next month.
- Bi-weekly meetings are held with the Pulte and Lennar sales teams.
- Seasonal Readiness: New and replaced signs would be installed throughout the community. Landscaping would be maintained, on schedule, as the wet season ends.
- Development Orders (DOs): The DO for the pool and Tiki Bar was issued and the building permit was issued. Applications were submitted for the vegetation and utilities permits. Site work should begin next week and vertical improvements should be seen before the end of October. An update would be sent to the community once a start date is given. Construction should take four to five months, so the goal of completion by February or March may be met.
- Parcel S: Roadwork was scheduled to begin on October 20, 2020 and utility work would begin soon. Pulte was awaiting permits and would begin constructing model homes soon.
- Hampton Lakes South: The Department of Health permit for Phases II and III utilities was pending. Work was underway in the community.
- HOA Management: A change was made and residents have been active on the Board. An e-blast was sent regarding pool repairs scheduled for October 5, 2020. After an acid wash,

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

- Canopies were ordered for the bocce and pickleball courts. Sitting areas would be installed and monitored to determine if additional seating is needed. A golf cart parking area would be designated.
- Preserve Perimeter Security: Sheriff contractors were performing nightly details, throughout the preserve, at varying times and in various vehicles. Contact was made with several people; most have run away and no arrests were made. Activity in the preserve had decreased. The security details would continue with the hope of eradicating the issues.
- Additional barbed wire would be installed on the gate at the southwest corner of Hampton Lakes and Portico. The contractor would attach additional barbed wire fence to tie in with the existing barrier gate within the next two weeks.
- Country Club Pedestrian Gate Access: Gates were ordered and permits were pulled.
- The gates across the land bridge between Hampton Lakes and the Country Club were ready for installation; an easement or agreement would be required.

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

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

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

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

**FOURTH ORDER OF BUSINESS**

**Update: Perimeter Access Control Initiatives**

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

**FIFTH ORDER OF BUSINESS**

**Consideration of Carter Fence Proposals to Install Decorative Fence on CDD Property off the End of Antigua**

**A. PowerPoint Presentation/Recommendations**

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

**B. Estimates**

**I. Estimate #27322**

**II. Estimate #27323**

**III. Estimate #27324**

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

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

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

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

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

**SIXTH ORDER OF BUSINESS**

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

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

**SEVENTH ORDER OF BUSINESS**

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

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

**EIGHTH ORDER OF BUSINESS**

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

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

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

**NINTH ORDER OF BUSINESS**

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

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

**TENTH ORDER OF BUSINESS**

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

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

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

**ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

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

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

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

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

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

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

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

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

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

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

**TWELFTH ORDER OF BUSINESS**

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

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

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

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

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

**THIRTEENTH ORDER OF BUSINESS**

**Supervisors’ Comments/Requests**

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

**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

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

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

  
Secretary/Assistant Secretary

  
Chair/Vice Chair