

RIVER HALL

COMMUNITY DEVELOPMENT DISTRICT

April 1, 2021

BOARD OF SUPERVISORS

REGULAR MEETING

AGENDA

River Hall Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W•Boca Raton, Florida 33431
Phone: (561) 570-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013

March 25, 2021

Board of Supervisors
River Hall Community Development District

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

Dear Board Members:

The Board of Supervisors of the River Hall Community Development District will hold a Regular Meeting on April 1, 2021, at 3:30 p.m., at River Hall Town Hall Center, located at 3089 River Hall Parkway, Alva, Florida 33920. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments (3 minutes per speaker)
3. Developer Update: Development and Master Association Activities
4. Update: Portico Plans for Fencing or Buffer
5. Update: Drainage Pipe Inspection Report
 - Discussion/Consideration: M.R.I. Inspection, LLC, Estimates for Storm Structure Pipe Cleaning
 - A. #2517 - Cleaning for 25% and Higher
 - B. #2518 - Cleaning for 35% and Higher
 - C. #2519 - Cleaning for 50% and Higher
6. Acceptance of Unaudited Financial Statements as of February 28, 2021
7. Approval of March 4, 2021 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: May 6, 2021 at 3:30 P.M.

○ QUORUM CHECK

| | | | | | | |
|----------------------|--------------------------|-----------|--------------------------|-------|--------------------------|----|
| Paul Asfour | <input type="checkbox"/> | IN PERSON | <input type="checkbox"/> | PHONE | <input type="checkbox"/> | NO |
| Michael Morash | <input type="checkbox"/> | IN PERSON | <input type="checkbox"/> | PHONE | <input type="checkbox"/> | NO |
| Kenneth Mitchell | <input type="checkbox"/> | IN PERSON | <input type="checkbox"/> | PHONE | <input type="checkbox"/> | NO |
| Joseph Metcalfe, III | <input type="checkbox"/> | IN PERSON | <input type="checkbox"/> | PHONE | <input type="checkbox"/> | NO |
| Robert Stark | <input type="checkbox"/> | IN PERSON | <input type="checkbox"/> | PHONE | <input type="checkbox"/> | NO |

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

- 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
CONFERENCE ID: 8593810#

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

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| Structure # | Lake | Condition | Recommend Cleaning |
|-------------|----------|-------------------|--------------------|
| S1-4 | CB | 45% Sand & Debris | Yes |
| S1-3 | L1-2B | 25% Sand & Debris | Yes |
| S1-5 | CB | 35% Sand & Debris | Yes |
| S1-6 | L1-2A | 10% Sand & Debris | No |
| S1-7 | CB | 30% Sand & Debris | Yes |
| S1-8 | CB | 45% Sand & Debris | Yes |
| S1-9 | L1-2B | 40% Sand & Debris | Yes |
| S1-11 | CB | 40% Sand & Debris | Yes |
| S1-12A | | 25% Sand & Debris | Yes |
| S1-12 | CB | 35% Sand & Debris | Yes |
| S1-13 | CB | 40% Sand & Debris | Yes |
| S1-13A | wetLand | Did Not Locate | No |
| | wetLand# | | |
| S1-23 | 1 | 15% Sand & Debris | No |
| | wetLand# | | |
| S1-23A | 1 | 15% Sand & Debris | No |
| | WetLand | | |
| S1-22B | #1 | 15% Sand & Debris | No |
| | WetLand | | |
| S1-22 | #6 | 15% Sand & Debris | No |
| | WetLand | | |
| S1-22B | #6 | 15% Sand & Debris | No |
| | WetLand | | |
| S1-22A | #6 | 15% Sand & Debris | No |
| CS-27A | L-1-3 | 30% Sand & Debris | Yes |
| S1-27B | L-1-3 | 20% Sand & Debris | No |
| S1-27 | L-1-3 | 10% Sand & Debris | No |
| S1-25 | CB | 40% Sand & Debris | Yes |
| S1-24 | CB | 40% Sand & Debris | Yes |
| S1-30 | L-1-3 | 55% Sand & Debris | Yes |
| S1-29 | CB | 50% Sand & Debris | Yes |
| S1-28 | CB | 50% Sand & Debris | Yes |
| S1-31 | CB | 40% Sand & Debris | Yes |
| S1-32 | CB | 40% Sand & Debris | Yes |
| S1-33 | L-1-4 | 30% Sand & Debris | Yes |
| | wetland# | | |
| S1-34 | 8 | 40% Sand & Debris | Yes |
| CS-B1-4 | L-1-4 | 10% Sand & Debris | No |

CB--Catch Basin
MH--Man Hole
CS--Control Structure

WE SEE THINGS YOU CAN'T

| Structure # | Lake | Condition | Recommend Cleaning |
|-------------|----------|---------------------------------|--------------------|
| S1-35 | CB | 30% Sand & Debris | Yes |
| S1-36 | CB | 35% Sand & Debris | Yes |
| S1-37 | L-1-4 | 40% Sand & Debris and Sand Bags | Yes |
| S1-118 | | Clean | No |
| S1-119 | | Clean | No |
| S1-38 | L-1-4 | 40% Sand & Debris | Yes |
| S1-39 | MH | 30% Sand & Debris | Yes |
| CS-B1-6 | L-1-6A | 10% Sand & Debris | No |
| S1-40 | CB | 40% Sand & Debris | Yes |
| S1-41 | CB | 15% Sand & Debris | No |
| S1-42 | L-1-6A | 40% Sand & Debris | Yes |
| S1-43 | L-1-6A | 10% Sand & Debris | No |
| S1-44 | L-1-6B | 25% Sand & Debris | Yes |
| S1-45 | CB | 55% Sand & Debris | Yes |
| S1-46 | CB | 30% Sand & Debris | Yes |
| S1-47 | L-1-6B | 30% Sand & Debris | Yes |
| S1-48 | | 50% Sand & Debris | Yes |
| S1-49 | | 45% Sand & Debris | Yes |
| S1-66 A | CB | 35% Sand & Debris | Yes |
| | wetland# | | |
| S1-66 B | 10 | 25% Sand & Debris | Yes |
| S1-66 C | CB | 30% Sand & Debris | Yes |
| S1-66 D | DL-1-4 | Clean | No |
| S1-66 | Box | Heavy vegetaton | Yes |
| S1-101 | CB | 50% Sand & Debris | Yes |
| S1-102 | CB | 30% Sand & Debris | Yes |
| S1-99 | Box | Clean | No |
| S1-67 | Box | Clean | No |
| S1-100 | L-1-4 | Clean | No |
| S1-68 A | L1-1A | 25% Sand & Debris | Yes |
| S1-68 B | CB | 25% Sand & Debris | Yes |
| S1-68 C | CB | 35% Sand & Debris | Yes |
| | wetland | | |
| S1-68D | #5 | Clean | No |
| S1-84 | CB | 40% Sand & Debris | Yes |
| S1-83 | CB | 35% Sand & Debris | Yes |
| S1-82 | L-1-1A | 35% Sand & Debris | Yes |
| S1-85 | L-1-1B | 40% Sand & Debris | Yes |

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WE SEE THINGS YOU CAN'T

| Structure # | Lake | Condition | Recommend Cleaning |
|-------------|--------------------|-------------------|--------------------|
| CS-B1-1 | L-1-1B wetland# | 10% Sand & Debris | No |
| S1-68 | 1 | Clean | No |
| CS-B1-2 | L-1-2A wetland# | 30% Sand & Debris | Yes |
| S1-65 | 1 | Clean | No |
| | Wetland# | | |
| S1-63 | 7 | Did Not Locate | No |
| | wetland | | |
| S1-64 | #8 | Did not Locate | No |
| S2-50 | CB | 40% Sand & Debris | Yes |
| S2-49 | CB | 30% Sand & Debris | Yes |
| S2-51 | L-2-1B | Blocked Off | Yes |
| S2-49 | L-2-1A | 40% Sand & Debris | Yes |
| CS-B2-1 | L-2-1B wetland | 10% Sand & Debris | No |
| S2-5 | #19 | 10% Sand & Debris | No |
| CS-B2-3 | L-2-3A | Clean | No |
| S2-300 | CE-19 | 60% Sand & Debris | Yes |
| S2-248 | L-2-3A | 10% Sand & Debris | No |
| S2-249 | CB | 10% Sand & Debris | No |
| S2-250 | CB | 15% Sand & Debris | No |
| | Wetland# | | |
| S2-251 | 20 | Clean | No |
| S2-246 | CB | 35% Sand & Debris | Yes |
| S2-247 | L-2-3A | 25% Sand & Debris | Yes |
| S2-245 | CB | 40% Sand & Debris | Yes |
| S2-244 | Box | Did Not Locate | Yes |
| S2-243 | L-2-3B | Clean | No |
| S2-236 | L-2-3A | Clean | No |
| S2-237 | CB | 20% Sand & Debris | No |
| S2-238 | CB | 35% Sand & Debris | Yes |
| | wetland# | | |
| S2-239 | 20 | 10% Sand & Debris | No |
| S2-233 | CB | 40% Sand & Debris | Yes |
| S2-234 | CB | 50% Sand & Debris | Yes |
| S2-235 | L-2-3A | 25% Sand & Debris | Yes |
| S2-233A | Wet #20 | Clean | No |

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WE SEE THINGS YOU CAN'T

| <i>Structure #</i> | <i>Lake</i> | <i>Condition</i> | <i>Recommend Cleaning</i> |
|--------------------|-------------|-------------------|-------------------------------|
| S2-206 | L-2-2k | 40% Sand & Debris | Yes |
| S2-207 | CB | 45% Sand & Debris | Yes |
| S2-208 | CB | 30% Sand & Debris | Yes |
| S2-209 | L-2-2L | 35% Sand & Debris | Yes |
| CS-B2-2 | L-2-2K | 15% Sand & Debris | No |
| S2-117 | Wet#20 | 15% Sand & Debris | No |
| S2-214 | L-2-2K | 35% Sand & Debris | Yes |
| S2-215 | CB | 60% Sand & Debris | Yes |
| S2-216 | CB | 60% Sand & Debris | Yes |
| S2-217 | L-2-2M | Did Not Locate | Yes |
| S2-218 | Wet#20 | 30% Sand & Debris | Yes |
| S2-219 | CB | 60% Sand & Debris | Yes |
| S2-220 | CB | 40% Sand & Debris | Yes |
| S2-221 | L-2-2K | 45% Sand & Debris | Yes |
| S2-222 | Wet#20 | 80% Sand & Debris | Yes |
| S2-223 | CB | 40% Sand & Debris | Yes |
| S2-224 | CB | 40% Sand & Debris | Yes |
| S2-225 | L-2-6A | 15% Sand & Debris | No |
| S2-226 | L-2-6A | 10% Sand & Debris | No |
| S2-227 | CB | 30% Sand & Debris | Yes |
| S2-228 | CB | 30% Sand & Debris | Yes |
| S2-228A | Wet#20 | 30% Sand & Debris | Yes |
| S2-262 | L-2-6A | 25% Sand & Debris | Yes |
| S2-261 | Box | 30% Sand & Debris | Yes |
| S2-260 | L-2-6B | 40% Sand & Debris | Yes |
| S2-230 | CB | 30% Sand & Debris | Yes |
| S2-231 | CB | 40% Sand & Debris | Yes |
| S2-232 | L-2-6B | 5% Sand & Debris | No |
| S2-230A | Wet#20 | 30% Sand & Debris | Yes |
| S2-280 | CB | 30% Sand & Debris | Yes |
| S2-281 | CB | 30% Sand & Debris | Yes |
| S2-282 | L-2-6C | Clean | No |
| S2-279 | L-2-6A | 25% Sand & Debris | Yes |
| S2-304 | CB | 55% Sand & Debris | Yes |
| S2-305 | CB | 80% Sand & Debris | Yes |
| S2-306 | L-2-7 | 35% Sand & Debris | Yes |
| CS-B2-8 | L-2-8A | 10% Sand & Debris | No |

CB--Catch Basin
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WE SEE THINGS YOU CAN'T

| Structure # | Lake | Condition | Recommend Cleaning |
|----------------|---------------|--------------------------------------|--------------------|
| S2-289A | FW L-2 | 20% Sand & Debris | No |
| S2-289 | CB | 30% Sand & Debris | Yes |
| S2-288 | CB | 40% Sand & Debris | Yes |
| S2-287 | L-2-7 | 15% Sand & Debris | No |
| S2-295 | L-2-6C | 35% Sand & Debris | Yes |
| S2-296 | CB | 50% Sand & Debris | Yes |
| S2-297 | CB | 35% Sand & Debris | Yes |
| CS-B2-7 | L-2-7 | 15% Sand & Debris/Missing Grate40x53 | No |
| S2-284 | CB | 20% Sand & Debris | No |
| S2-285 | CB | 20% Sand & Debris | No |
| S2-283 | Box | 45% Sand & Debris | Yes |
| S2-286 | L-2-6C | 45% Sand & Debris | Yes |
| S2-372 | CB | 30% Sand & Debris | Yes |
| S2-371 | CB | 20% Sand & Debris | No |
| S2-372A | L-2-8A | 50% Sand & Debris | Yes |
| S2-370 | L-2-8B | 15% Sand & Debris | No |
| S2-382 | L-2-8C | 15% Sand & Debris | No |
| S2-363 | CB | 15% Sand & Debris | No |
| S2-362 | CB | 30% Sand & Debris | Yes |
| S2-361 | L-2-8E | 35% Sand & Debris | Yes |
| S2-344 | CB | Clean | No |
| S2-345 | CB | Clean | No |
| S2-343 | L-2-8D | 40% Sand & Debris | Yes |
| S2-346 | L-2-8G | Clean | No |
| S2-359 | CB | 10% Sand & debris | No |
| S2-358 | CB | 15% Sand & Debris | No |
| S2-360 | L-2-8E | Did not Locate | Yes |
| S2-358A | L-2-8F | 10% Sand & Debris | No |
| S2-395 | CB | 25% Sand & Debris | Yes |
| S2-394 | CB | 45% Sand & Debris | Yes |
| S2-396 | L-2-8G | 100% Blocked | Yes |
| S2-393 | L-2-8F | 5% Sand & Debris | No |
| S2-325 | CB | 30% Sand & Debris | Yes |
| S2-326 | CB | 10% Sand & Debris | No |
| S2-326A | L-2-8C | 35% Sand & Debris | Yes |
| S2-324 | L-2-8A | Clean | No |

CB--Catch Basin
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WE SEE THINGS YOU CAN'T

| Structure # | Lake | Condition | Recommend Cleaning |
|--------------------|-------------|-----------------------|-------------------------------|
| S2-309 | L-2-4A | 25% Sand & Debris | Yes |
| S2-307 | WL-W20 | 30% Sand & Debris | Yes |
| S2-308 | WL-W20 | 20% Sand & Debris | No |
| S2-310 | CB | 40% Sand & Debris | Yes |
| S2-310A | CB | 35% Sand & Debris | Yes |
| S2-311 | L-2-4B | Clean | No |
| S2-309A | Box | 35% Sand & Debris | Yes |
| S2-309B | Box | 40% Sand & Debris | Yes |
| S2-309C | Box | 25% Sand & Debris | Yes |
| S2-309D | Box | 30% Sand & Debris | Yes |
| S2-314 | L-2-4C | 10% Sand & Debris | No |
| CS-B2-4 | L-2-4A | 10% Sand & Debris | No |
| S2-309F | WL-W20 | Clean | No |
| S2-316 | CB | 20% Sand & Debris | No |
| S2-317 | CB | 20% Sand & Debris | No |
| S2-318 | L-2-4D | 15% Sand & Debris | No |
| S2-315 | L-2-4C | 25% Sand & Debris | Yes |
| S2-331 | L-2-4C | Blocked with Bricks | Yes |
| S2-332 | Box | 80% Sand & Debris 36" | Yes |
| S2-333 | L-2-4E | 35% Sand & Debris | Yes |
| S2-323 | CB | 35% Sand & Debris | Yes |
| S2-324 | CB | 40% Sand & Debris | Yes |
| S2-322 | WL-W22 | 25% Sand & Debris | Yes |
| S2-325 | L-2-4E | 35% Sand & Debris | Yes |
| CS-4A | L-3-1 | Clean | No |
| S2-4B | WL-W22 | 10% Sand & Debris | No |
| S2-4A | | 10% Sand & Debris | No |
| S3-42 | CB | 25% Sand & Debris | Yes |
| S3-41 | CB | 15% Sand & Debris | No |
| S3-42A | L-3-1 | 25% Sand & Debris | Yes |
| S3-40 | WL-W22 | 25% Sand & Debris | Yes |
| S3-48 | CB | 45% Sand & Debris | Yes |
| S3-47 | CB | 50% Sand & Debris | Yes |
| S3-46 | WL-W23 | 50% Sand & Debris | Yes |
| S3-49 | Box | 30% Sand & Debris | Yes |
| S3-44 | Box | 35% Sand & Debris | Yes |
| S3-43 | L-3-1 | 50% Sand & Debris | Yes |
| S3-4 | L-3-1 | 20% Sand & Debris | No |

CB--Catch Basin
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WE SEE THINGS YOU CAN'T

| Structure # | Lake | Condition | Recommend Cleaning |
|-------------|--------|-------------------|--------------------|
| CS-B3-2 | L-3-2 | 10% Sand & Debris | No |
| CS-B3-4 | L-3-4A | 30% Sand & Debris | Yes |
| S3-13 | L-3-2 | 30% Sand & Debris | Yes |
| S3-252 | CB | 30% Sand & Debris | Yes |
| S3-251 | CB | 35% Sand & Debris | Yes |
| S3-253 | L-3-4A | Clean | No |
| S3-250 | L-3-4C | 25% Sand & Debris | Yes |
| S3-118 | L-3-4C | 30% Sand & Debris | Yes |
| S3-119 | Box | 35% Sand & Debris | Yes |
| S3-120 | Box | 30% Sand & Debris | Yes |
| S3-121 | Box | 30% Sand & Debris | Yes |
| S3-122 | Box | 100% Blocked | Yes |
| S3-123 | Box | 40% Sand & Debris | Yes |
| S3-124 | Box | 20% Sand & Debris | No |
| S3-132 | Box | 50% Sand & Debris | Yes |
| S3-131 | CB | 35% Sand & Debris | Yes |
| S3-130 | CB | 35% Sand & Debris | Yes |
| S3-129 | L-3-4B | 45% Sand & Debris | Yes |
| S2-335 | CB | 30% Sand & Debris | Yes |
| S2-336 | CB | 30% Sand & Debris | Yes |
| S2-334 | WL-W20 | 35% Sand & Debris | Yes |
| S2-337 | L-2-4B | 30% Sand & Debris | Yes |
| S2-340 | CB | 30% Sand & Debris | Yes |
| S2-340A | WL-W20 | 40% Sand & Debris | Yes |
| S2-338 | L-2-4B | 50% Sand & Debris | Yes |
| S2-339 | Box | 10% Sand & Debris | No |
| S2-318C | CB | 40% Sand & Debris | Yes |
| S2-318B | CB | 10% Sand & Debris | No |
| S2-318A | L-2-4D | 25% Sand & Debris | Yes |
| S2-318D | WL-W20 | Heavy Vegetation | Yes |
| S2-349 | CB | 35% Sand & Debris | Yes |
| S2-348 | CB | 45% Sand & Debris | Yes |
| S2-350 | L-2-5A | 30% Sand & Debris | Yes |
| S2-347 | Box | 30% Sand & Debris | Yes |
| S2-347A | L-2-5D | 25% Sand & Debris | Yes |
| S2-350A | L-2-5A | 25% Sand & Debris | Yes |
| S2-350B | L-2-5B | 20% Sand & Debris | Yes |

CB--Catch Basin
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WE SEE THINGS YOU CAN'T

| Structure # | Lake | Condition | Recommend Cleaning |
|----------------|---------------|------------------------------|--------------------|
| S2-350C | L-2-5B | 10% Sand & Debris | No |
| S2-360A | L-2-5C | Did not Locate | Yes |
| S2-357 | CB | 40% Sand & Debris | Yes |
| S2-358 | CB | 30% Sand & Debris | Yes |
| S2-359 | L-2-5B | 25% Sand & Debris | Yes |
| S2-358A | FLW-L-2 | Clean | No |
| S2-355 | CB | 20% Sand & Debris | No |
| S2-354 | CB | 30% Sand & Debris | Yes |
| S2-356 | L-2-5B | 20% Sand & Debris | No |
| S2-353 | FLW-L-2 | 10% Sand & Debris | No |
| S4-4 | CB | 20% Sand & Debris | No |
| S4-3 | CB | 20% Sand & Debris | No |
| S4-6 | L-4-1B | 35% Sand & Debris | Yes |
| S4-2 | Box | Did not Locate | Yes |
| S4-1 | L-4-1A | 10% Sand & Debris | No |
| S4-5 | L-4-1B | 25% Sand & Debris | Yes |
| S4-7 | Box | 50% Sand & Debris | Yes |
| S4-8 | Box | 20% Sand & Debris | No |
| S4-9 | Box | 35% Sand & Debris | No |
| S4-13 | Box | 20% Sand & Debris | No |
| S4-16A | Box | 25% Sand & Debris | Yes |
| S4-16 | CB | 35% Sand & Debris | Yes |
| S4-15 | CB | 45% Sand & Debris | Yes |
| S4-14 | L-4-1D | 5% Sand & Debris | No |
| S4-19 | CB | 35% Sand & Debris | Yes |
| S4-18 | Box | Did not Locate | Yes |
| S4-17 | L-4-1D | 35% Sand & Debris | Yes |
| S4-87 | CB | 15% Sand & Debris | No |
| S4-86 | CB | Clean | No |
| S4-88 | L-4-2H | Clean | No |
| S4-85 | WL-W24 | 20% Sand & Debris | No |
| S4-85B | L-4-2H | 10% Sand & Debris | No |
| S4-85A | WL-W24 | Did not Locate | Yes |
| S4-80 | Box | Clean | No |
| S4-81 | WL-W24 | 20% Sand & Debris | No |
| S4-79 | CB | 20% Sand & Debris | No |
| S4-78 | CB | 20% Sand & Debris | No |
| S4-77 | L-4-2H | 35% Sand & Debris | Yes |

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WE SEE THINGS YOU CAN'T

| Structure # | Lake | Condition | Recommend Cleaning |
|---------------|---------------|------------------------------|--------------------|
| S4-20 | CB | 20% Sand & Debris | No |
| S4-92 | CB | Clean | No |
| S4-93 | CB | Clean | No |
| S4-91 | WL-W39 | Clean | No |
| S4-94 | WL-W24 | Clean | No |
| S4-95 | WL-W24 | Clean | No |
| S4-96 | WL-W24 | Clean | No |
| S4-97 | CB | 30% Sand & Debris | Yes |
| S4-98 | CB | Clean | No |
| S4-99 | L-4-1F | 20% Sand & Debris | No |
| S3-35 | CB | 25% Sand & debris | Yes |
| S3-34 | CB | 30% Sand & Debris | Yes |
| S3-33 | L-3-5B | 20% Sand & Debris | No |
| S3-36 | L-3-5A | 25% Sand & debris | Yes |
| CS-B3-5 | L-3-5A | 10% Sand & Debris | No |
| S3-36A | MH | Did not Locate | Yes |
| S3-59 | Box | 40% Sand & Debris | Yes |
| S3-58 | CB | 20% Sand & Debris | No |
| S3-57 | CB | 50% Sand & Debris | Yes |
| S3-56 | L-3-3 | 30% Sand & Debris | Yes |
| S3-91 | CB | 20% Sand & Debris | No |
| S3-90 | CB | 20% Sand & Debris | No |
| S3-89 | L-3-5B | 50% Sand & Debris | Yes |
| S3-92 | Box | 35% Sand & Debris | Yes |
| S3-92A | L-3-5D | 60% Sand & Debris | Yes |
| S3-29 | CB | 40% Sand & Debris | Yes |
| S3-28 | CB | 50% Sand & Debris | Yes |
| S3-30 | L-3-3 | Clean | No |
| S3-28A | L-3-3A | Clean | No |
| CS-B3-3 | L-3-3 | 20% Sand & Debris | No |
| S3-93A | L-3-5C | 30% Sand & Debris | Yes |
| S3-93B | L-3-5E | 20% Sand & Debris | No |

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WE SEE THINGS YOU CAN'T

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

5A



M.R.I. Inspection LLC
 17891 Wetstone Rd.
 N. Ft. Myers, FL. 33917
 239-984-5241 Office
 239-707-5034 Mike
 239-236-1234 Fax
 CGC 1507963



Name

Proposal

| | |
|------|------------|
| Date | Estimate # |
|------|------------|

3/5/2021

2517

Project

Cleaning 25% and Higher

River Hall CDD
 Wrathell, Hart, Hunt And Associates
 9220 Bonita Beach Rd.
 Suite 214
 Bonita Springs Fl. 34135

| Description | Cost |
|---|-------------------|
| This Proposal is to clean and remove sand and debris as per our inspection for the ones we found to be 25% and up. This price includes all labor and material needed to complete this job. 77,850.00 Total -4,500.00 inspection cost 75,350.00 Your Cost | 73,350.00 |
| Total | \$73350.00 |

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Additional charges may occur if any changes are made during scope of work and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. All contractors are fully covered under general liability insurance. We will not be responsible for any unforeseen incidents, when we dewater any wet well system. Due to sink holes crevases or breeches etc. in and around wet well. This proposal does not include replacing any landscaping (Grass, trees, shrubs, etc.) all Jobsites will be left clean,

Authorized Signature 

Mike Radford President

This proposal may be withdrawn if not accepted within 30 days.

Arreptaurr of Proposal The Above price, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made within 30 days after invoiced. If not we will agree to pay a 10% late fee.

This proposal may be withdrawn if not accepted within thirty (30) days.

Signature _____

Date of acceptance _____

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

5B



M.R.I. Inspection LLC
 17891 Wetstone Rd.
 N. Ft. Myers, FL. 33917
 239-984-5241 Office
 239-707-5034 Mike
 239-236-1234 Fax
 CGC 1507963



Name

River Hall CDD
 Wrathell, Hart, Hunt And Associates
 9220 Bonita Beach Rd.
 Suite 214
 Bonita Springs Fl. 34135

Proposal

Project

Cleaning 35% and Higher

| | |
|-------------|-------------------|
| Date | Estimate # |
|-------------|-------------------|

3/5/2021

2518

| Description | Cost |
|--|-------------------|
| This Proposal is to clean and remove sand and debris as per our inspection for the ones we found to be 35% and up. This price includes all labor and material needed to complete this job. | 50,300.00 |
| 54,800.00 Total | |
| -4,500.00 Inspection cost | |
| 50,300.00 Your Cost | |
| Total | \$50300.00 |

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Additional charges may occur if any changes are made during scope of work and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. All contractors are fully covered under general liability insurance. We will not be responsible for any unforeseen incidents, when we dewater any wet well system. Due to sink holes crevases or breeches etc. in and around wet well. This proposal does not include replacing any landscaping (Grass, trees, shrubs, etc.) all Jobsites will be left clean,

Authorized Signature _____

Mike Radford President

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This proposal may be withdrawn if not accepted within thirty (30) days.

Signature _____

Date of acceptance _____

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

5C



M.R.I. Inspection LLC
 17891 Wetstone Rd.
 N. Ft. Myers, FL. 33917
 239-984-5241 Office
 239-707-5034 Mike
 239-236-1234 Fax
 CGC 1507963



Name

Proposal

| | |
|------|------------|
| Date | Estimate # |
|------|------------|

3/5/2021

2519

Project

Cleaning for 50% And Higher

River Hall CDD
 Wrathell, Hart, Hunt And Associates
 9220 Bonita Beach Rd.
 Suite 214
 Bonita Springs Fl. 34135

| Description | Cost |
|---|-------------------|
| This Proposal is to clean and remove sand and debris as per our inspection for the ones we found to be 50% and up. This price includes all labor and material needed to complete this job. 24,050.00 Total Cost - 4500.00 For the inspection 19,550.00 Your Cost | 19,550.00 |
| Total | \$19550.00 |

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Additional charges may occur if any changes are made during scope of work and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. All contractors are fully covered under general liability insurance. We will not be responsible for any unforeseen incidents, when we dewater any wet well system. Due to sink holes crevases or breeches etc. in and around wet well. This proposal does not include replacing any landscaping (Grass, trees, shrubs, etc.) all Jobsites will be left clean.

Authorized Signature _____

Mike Radford President

This proposal may be withdrawn if not accepted within 30 days.

Arreptaurr of Proposal The Above price, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made within 30 days after invoiced. If not we will agree to pay a 10% late fee.

This proposal may be withdrawn if not accepted within thirty (30) days.

Signature _____

Date of acceptance _____

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

6

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
FEBRUARY 28, 2021**

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
FEBRUARY 28, 2021**

| | General Fund | Debt Service Fund Series 2011 | Debt Service Fund Series 2020A | Capital Projects Fund Series 2011 | Capital Projects Fund Series 2020A | Total Governmental Funds |
|--|-------------------|--|---|--|---|--------------------------------|
| ASSETS | | | | | | |
| SunTrust | \$ 904,404 | \$ - | \$ - | \$ - | \$ - | \$ 904,404 |
| Investments | | | | | | |
| SBA | 5,272 | - | - | - | - | 5,272 |
| Reserve | - | 1 | 206,930 | - | - | 206,931 |
| Capitalized interest | - | - | 167,125 | - | - | 167,125 |
| Interest A-1 | - | 1 | - | - | - | 1 |
| Revenue A-1 | - | 853,010 | - | - | - | 853,010 |
| Revenue A-2 | - | 636,688 | - | - | - | 636,688 |
| Prepayment A-1 | - | 349 | - | - | - | 349 |
| Construction | - | - | - | 63,505 | 3,595,247 | 3,658,752 |
| Cost of issuance | - | - | 200 | - | - | 200 |
| Due from general fund | - | 49,556 | - | - | - | 49,556 |
| Deposits | 1,622 | - | - | - | - | 1,622 |
| Accounts receivable - RH Venture II | 5,049 | - | - | - | - | 5,049 |
| Accounts receivable - RH Venture III | 2,405 | - | - | - | - | 2,405 |
| Total assets | <u>\$ 918,752</u> | <u>\$ 1,539,605</u> | <u>\$ 374,255</u> | <u>\$ 63,505</u> | <u>\$ 3,595,247</u> | <u>\$ 6,491,364</u> |
| LIABILITIES AND FUND BALANCES | | | | | | |
| Liabilities: | | | | | | |
| Accounts payable | \$ 42,140 | \$ - | \$ - | \$ - | \$ - | \$ 42,140 |
| Due to debt service fund - A1 | 27,564 | - | - | - | - | 27,564 |
| Due to debt service fund - A2 | 21,992 | - | - | - | - | 21,992 |
| Accrued contracts payable | - | - | - | 63,505 | - | 63,505 |
| Total liabilities | <u>91,696</u> | <u>-</u> | <u>-</u> | <u>63,505</u> | <u>-</u> | <u>155,201</u> |
| DEFERRED INFLOWS OF RESOURCES | | | | | | |
| Deferred receipts | 7,454 | - | - | - | - | 7,454 |
| Total deferred inflows of resources | <u>7,454</u> | <u>-</u> | <u>-</u> | <u>-</u> | <u>-</u> | <u>7,454</u> |
| Fund balances: | | | | | | |
| Nonspendable | | | | | | |
| Prepaid and deposits | 1,622 | - | - | - | - | 1,622 |
| Restricted for: | | | | | | |
| Debt service | - | 1,539,605 | 374,255 | - | - | 1,913,860 |
| Capital projects | - | - | - | - | 3,595,247 | 3,595,247 |
| Assigned to: | | | | | | |
| Operating capital | 145,000 | - | - | - | - | 145,000 |
| Disaster recovery | 250,000 | - | - | - | - | 250,000 |
| Unassigned | 422,980 | - | - | - | - | 422,980 |
| Total fund balances | <u>819,602</u> | <u>1,539,605</u> | <u>374,255</u> | <u>-</u> | <u>3,595,247</u> | <u>6,328,709</u> |
| Total liabilities, deferred inflows of resources and fund balances | <u>\$ 918,752</u> | <u>\$ 1,539,605</u> | <u>\$ 374,255</u> | <u>\$ 63,505</u> | <u>\$ 3,595,247</u> | <u>\$ 6,491,364</u> |

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED FEBRUARY 28, 2021**

| | Current Month | Year to Date | Budget | % of Budget |
|--|------------------|-----------------|----------------|----------------|
| REVENUES | | | | |
| Assessment levy: on-roll: net | \$ 6,173 | \$ 297,679 | \$ 455,625 | 65% |
| Assessment levy: off-roll | 59,627 | 59,627 | 88,964 | 67% |
| Interest and miscellaneous | 1 | 4 | 500 | 1% |
| Total revenues | <u>65,801</u> | <u>357,310</u> | <u>545,089</u> | 66% |
| EXPENDITURES | | | | |
| <i>Legislative</i> | | | | |
| Supervisor | 1,000 | 5,000 | 10,000 | 50% |
| <i>Financial & administrative</i> | | | | |
| District management | 3,750 | 18,750 | 45,000 | 42% |
| District engineer | 7,863 | 12,727 | 25,000 | 51% |
| Trustee | - | - | 7,100 | 0% |
| Tax collector/property appraiser | - | 2,355 | 4,500 | 52% |
| Assessment roll prep | 375 | 1,875 | 4,500 | 42% |
| Auditing services | - | - | 3,300 | 0% |
| Arbitrage rebate calculation | - | - | 650 | 0% |
| Public officials liability insurance | - | 3,241 | 3,200 | 101% |
| Legal advertising | - | - | 1,100 | 0% |
| Bank fees | - | - | 350 | 0% |
| Dues, licenses & fees | - | 175 | 175 | 100% |
| Postage | 154 | 719 | 1,300 | 55% |
| ADA website compliance | - | - | 210 | 0% |
| Website maintenance | - | - | 705 | 0% |
| <i>Legal counsel</i> | | | | |
| District counsel | - | 2,310 | 12,000 | 19% |
| <i>Electric utility services</i> | | | | |
| Utility services | 767 | 3,995 | 9,000 | 44% |
| Street lights | 127 | 741 | 3,000 | 25% |
| <i>Stormwater control</i> | | | | |
| Fountain service repairs & maintenance | - | - | 6,000 | 0% |
| Aquatic maintenance | 11,870 | 59,377 | 140,000 | 42% |
| Lake/pond bank maintenance | - | 594 | 5,000 | 12% |
| Stormwater system maintenance | 560 | 560 | 40,000 | 1% |
| Mitigation/wetland area maintenance | 26 | 26 | - | N/A |

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED FEBRUARY 28, 2021**

| | Current Month | Year to Date | Budget | % of Budget |
|--|-------------------|-------------------|-------------------|----------------|
| <i>Other physical environment</i> | | | | |
| General liability insurance | - | 4,036 | 4,000 | 101% |
| Property insurance | - | 7,920 | 8,000 | 99% |
| Entry & walls maintenance | - | - | 5,000 | 0% |
| Landscape maintenance | 16,768 | 73,883 | 179,000 | 41% |
| Irrigation repairs & maintenance | - | - | 2,500 | 0% |
| Landscape replacement plants, shrubs, trees | - | - | 20,000 | 0% |
| Annual mulching | 4,004 | 4,004 | 7,000 | 57% |
| 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 | - | 2,077 | 4,000 | 52% |
| Roadway repair & maintenance | - | 650 | 2,500 | 26% |
| Sidewalk repair & maintenance | - | - | 1,500 | 0% |
| Street sign repair & replacement | - | - | 1,500 | 0% |
| <i>Contingency</i> | | | | |
| Miscellaneous contingency | - | - | 50 | 0% |
| Total expenditures | <u>47,264</u> | <u>216,665</u> | <u>572,640</u> | 38% |
| Excess/(deficiency) of revenues over/(under) expenditures | 18,537 | 140,645 | (27,551) | |
| Fund balances - beginning | 801,065 | 678,957 | 660,248 | |
| Assigned | | | | |
| Operating capital | 145,000 | 145,000 | 145,000 | |
| Disaster recovery | 250,000 | 250,000 | 250,000 | |
| Unassigned | 424,602 | 424,602 | 237,697 | |
| Fund balances - ending | <u>\$ 819,602</u> | <u>\$ 819,602</u> | <u>\$ 632,697</u> | |

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2011
FOR THE PERIOD ENDED FEBRUARY 28, 2021**

| | Current Month | Year To Date | Budget | % of Budget |
|--|---------------------|---------------------|-------------------|----------------|
| REVENUES | | | | |
| Special assessment: on-roll | \$ 22,340 | \$ 1,077,284 | \$ 1,651,146 | 65% |
| Special assessment: off-roll | - | - | 254,733 | 0% |
| Interest | 13 | 150 | - | N/A |
| Total revenues | <u>22,353</u> | <u>1,077,434</u> | <u>1,905,879</u> | 57% |
| EXPENDITURES | | | | |
| Debt service | | | | |
| Principal (A-1) | - | - | 390,000 | 0% |
| Principal prepayment (A-1) | - | 1,280,000 | - | N/A |
| Principal (A-2) | - | - | 455,000 | 0% |
| Interest (A-1) | - | 263,917 | 527,833 | 50% |
| Interest (A-2) | - | 307,516 | 615,033 | 50% |
| Total debt service | <u>-</u> | <u>1,851,433</u> | <u>1,987,866</u> | 93% |
| Other fees & charges | | | | |
| Tax collector | - | 2,021 | - | N/A |
| Total other fees and charges | <u>-</u> | <u>2,021</u> | <u>-</u> | N/A |
| Total expenditures | <u>-</u> | <u>1,853,454</u> | <u>1,987,866</u> | 93% |
| Excess/(deficiency) of revenues over/(under) expenditures | 22,353 | (776,020) | (81,987) | |
| Fund balances - beginning | 1,517,252 | 2,315,625 | 934,490 | |
| Fund balances - ending | <u>\$ 1,539,605</u> | <u>\$ 1,539,605</u> | <u>\$ 852,503</u> | |

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2020A
FOR THE PERIOD ENDED FEBRUARY 28, 2021**

| | Current Month | Year To Date |
|--|------------------|-----------------|
| REVENUES | | |
| Interest | \$ 2 | \$ 9 |
| Total revenues | 2 | 9 |
| EXPENDITURES | | |
| Debt service | | |
| Cost of issuance | - | 1,500 |
| Total debt service | - | 1,500 |
| Excess/(deficiency) of revenues over/(under) expenditures | 2 | (1,491) |
| Fund balances - beginning | 374,253 | 375,746 |
| Fund balances - ending | \$ 374,255 | \$ 374,255 |

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND
FOR THE PERIOD ENDED FEBRUARY 28, 2021**

| | Current Month | Year To Date |
|--|------------------|-----------------|
| REVENUES | | |
| Interest | \$ 9 | \$ 94 |
| Total revenues | 9 | 94 |
| EXPENDITURES | | |
| Construction in progress | 409,052 | 972,919 |
| Total expenditures | 409,052 | 972,919 |
| Excess/(deficiency) of revenues over/(under) expenditures | (409,043) | (972,825) |
| Fund balances - beginning | 409,043 | 972,825 |
| Fund balances - ending | \$ - | \$ - |

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND 2020A
FOR THE PERIOD ENDED FEBRUARY 28, 2021**

| | Current Month | Year To Date |
|--|------------------|-----------------|
| REVENUES | | |
| Interest | \$ 30 | \$ 154 |
| Total revenues | 30 | 154 |
| EXPENDITURES | | |
| Construction in progress | 1,222,046 | 3,113,400 |
| Total expenditures | 1,222,046 | 3,113,400 |
| Excess/(deficiency) of revenues over/(under) expenditures | (1,222,016) | (3,113,246) |
| Fund balances - beginning | 4,817,263 | 6,708,493 |
| Fund balances - ending | \$ 3,595,247 | \$ 3,595,247 |

12:31 PM
03/05/21

River Hall Community Development District
Check Detail
February 2021

| Type | Num | Date | Name | Account | Paid Amount | Original Amount |
|-----------------|-----------|------------|-------------------|------------------------|-------------|-----------------|
| Check | 2212 | 02/09/2021 | PAUL ASFOUR | 101.001 · Suntrust-... | | -200.00 |
| | | | | 511.110 · Board of ... | -200.00 | 200.00 |
| TOTAL | | | | | -200.00 | 200.00 |
| Check | 2213 | 02/09/2021 | MICHAEL MORASH | 101.001 · Suntrust-... | | -200.00 |
| | | | | 511.110 · Board of ... | -200.00 | 200.00 |
| TOTAL | | | | | -200.00 | 200.00 |
| Check | 2214 | 02/09/2021 | KENNETH MITCHE... | 101.001 · Suntrust-... | | -200.00 |
| | | | | 511.110 · Board of ... | -200.00 | 200.00 |
| TOTAL | | | | | -200.00 | 200.00 |
| Check | 2215 | 02/09/2021 | JOSEPH METCAL... | 101.001 · Suntrust-... | | -200.00 |
| | | | | 511.110 · Board of ... | -200.00 | 200.00 |
| TOTAL | | | | | -200.00 | 200.00 |
| Check | 2216 | 02/09/2021 | ROBERT STARK | 101.001 · Suntrust-... | | -200.00 |
| | | | | 511.110 · Board of ... | -200.00 | 200.00 |
| TOTAL | | | | | -200.00 | 200.00 |
| Bill Pmt -Check | 2217 | 02/09/2021 | WRATHELL, HUNT... | 101.001 · Suntrust-... | | -4,125.00 |
| Bill | 2019-1964 | 02/08/2021 | | 512.311 · Managem... | -3,750.00 | 3,750.00 |
| | | | | 513.310 · Assessm... | -375.00 | 375.00 |
| TOTAL | | | | | -4,125.00 | 4,125.00 |

Wrathell, Hunt & Associates, LLC

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

Invoice

| Date | Invoice # |
|----------|-----------|
| 2/1/2021 | 2019-1964 |

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

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

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

7

DRAFT

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

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The River Hall Community Development District Board of Supervisors held a Regular Meeting on March 4, 2021, at 3:30 p.m., at River Hall Town Hall Center, located at 3089 River Hall Parkway, Alva, Florida 33920.

Present were:

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

Also present were:

| | |
|-------------------------------|-------------------------------|
| Chuck Adams | District Manager |
| Cleo Adams | Assistant District Manager |
| Tammie Smith | Field Operations Manager |
| Greg Urbancic (via telephone) | District Counsel |
| Charlie Krebs | District Engineer |
| Carla Durand (via telephone) | GreenPointe Marketing Manager |
| Grady Miars (via telephone) | GreenPointe |
| Shirley Jerazano | Pulte |
| Karen Asfour | Resident |
| Sonja Mitchell | Resident |
| Michele and Andrew Kasl | Residents |
| Cindy Shue | Resident |
| Genevieve Keppel | Resident |

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

Public Comments (3 minutes per speaker)

40 Resident Karen Asfour noted that the GreenPointe banners mentioned “miles and miles
41 of trails” and asked if trails were planned for the future. Ms. Durand stated the banners
42 referred to sidewalks and walking paths and, while the banners were just reprinted, this would
43 be taken into consideration in the future.

44 Resident Michele Kasl expressed concern about Portico’s borders and fencing adjacent
45 to Hampton Boulevard. Discussion ensued regarding perimeter fencing and natural community
46 separation, land ownership of the areas in question, land bridges, easements and measures to
47 prevent pedestrians from entering the community. Mr. Adams would ask Portico about plans
48 for fencing or a buffer.

49 Resident Genevieve Keppel asked why a fence was from the guardhouse to the preserve
50 was being proposed, how much the fence would cost and how it would benefit the community.
51 A Board Member stated that, due to traffic, safety and trespassing issues, the fence was
52 discussed at the last several meetings and approved at the last meeting. Mrs. Adams stated the
53 cost was approximately \$54,000. Mr. Stark stated the fence was not funded with assessment
54 monies.

55 Resident Cindy Shue expressed her opinion that a stop sign is needed by the River Hall
56 exit, near the Hampton Lakes exit. Discussion ensued regarding the location and placement of a
57 stop sign, traffic safety, existing stop signs and the need to trim foliage. Ms. Shue asked where
58 she could view the minutes from past meetings. Mr. Adams stated that approved minutes are
59 posted on the CDD website, www.riverhallcdd.org, and Mrs. Adams stated that draft minutes
60 are included in the agenda package. Ms. Shue noted that the Hampton Lakes sign is only half lit
61 after dark. Ms. Durand stated she would notify the HOA.

62

63 THIRD ORDER OF BUSINESS

Developer Update: Development and 64 Master Association Activities

65

66 Mr. Miars reported the following:

- 67 ➤ The pickleball court canopy was installed and the bocce ball canopy was pending.
- 68 ➤ The Tiki Bar at the Country Club was progressing nicely.
- 69 ➤ Parcel S was in the final stage of completion.

70 ➤ Hampton Lakes South made a lot of progress. Phase 1A would be paved shortly. Pulte
71 and Lennar would take lots within the next 30 days and models would be coming soon.

72 ➤ Sales: Hampton Lakes had 28 sales and River Hall Country Club had 20 sales in the first
73 two months of 2021; for comparison, sales were 12 and 5, respectively, in the first two months
74 of 2020.

75 Mr. Asfour asked how many units were planned for Hampton Lakes and the Country
76 Club. Mr. Miars stated an exhibit, which listed active Development Orders, was provided but it
77 is not possible to predict total future units given the market’s unpredictability. Mr. Asfour asked
78 if the Country Club would have fewer than 1,000 units at buildout. Mr. Miars stated he could
79 not predict that now, given fluctuating demand for golf. The developed lots provide two to
80 three years of inventory but it is not possible to plan that far into the future. Mr. Asfour stated
81 there was a great deal of speculation regarding additional holes of golf and asked if plans were
82 available. Mr. Miars stated the market would dictate that. The Golf Club has approximately 300
83 acres of future land and nine holes of golf would require approximately 35 to 40 acres; if and
84 when it is a possibility, he would share the information and provide plans.

85 A Board Member asked if homes on Heron’s View were maintaining lot sizes and square
86 footages. Ms. Durand stated the minimum square footage for a 75’ lot was 2,050 and the
87 maximum was 3,300, which had not changed since 2007.

88

89 **FOURTH ORDER OF BUSINESS**

**Consideration of Hampton Lakes South
90 Plat**

91

92 Mr. Urbancic stated an additional plat was filed with the County including certain areas
93 and easements dedicated to the CDD. The Resolution was emailed but was not included in the
94 agenda packets. Mr. Krebs stated the plat was consistent with the last plat.

95

**On MOTION by Mr. Morash and seconded by Mr. Stark, with all in favor, the
96 Hampton Lakes South Plat, was approved.**

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On MOTION by Mr. Morash and seconded by Mr. Asfour, with all in favor, authorizing Staff to review and approve plats and for the Chair to execute the plats, subject to ratification and adoption at a subsequent Board meeting, was approved.

FIFTH ORDER OF BUSINESS **Update: Perimeter Access Control Initiatives**

- **Consideration of Carter Fence Company, Inc., Estimate #30855 to Add Fencing at Land Bridge**

Mr. Stark recommended tabling this item given the possible installation of another fence in the vicinity.

SIXTH ORDER OF BUSINESS **Approval of Additional Wayfinding Sign on River Hall Parkway Just Beyond the Construction Entrance of DR Horton/Cascades**

Ms. Jerazano presented a photograph and a map of locations for additional proposed signs to direct prospective homebuyers to the Pulte Sales Office. Discussion ensued regarding placement of signs on CDD versus HOA property, the map, placement and visibility of new and existing signs and adding a "Left Lane Only" panel to the sign.

The consensus was for the new sign to be installed on the side median, which has no other signs, and an additional "Left Lane Only" panel would be included.

On MOTION by Mr. Morash and seconded by Mr. Asfour, with all in favor, the installation of an additional wayfinding sign on River Hall Parkway, just beyond the Construction Entrance of DR Horton/Cascades, as discussed, was approved.

SEVENTH ORDER OF BUSINESS **Consideration of Pulte Trail Signage Request**

Referencing photographs of proposed Pulte Trail signage, Mr. Asfour noted the sign depicting "Miles of Trails" should be changed to something more accurate.

136 **On MOTION by Mr. Asfour and seconded by Mr. Morash, with all in favor, the**
137 **Pulte Trail Signage Request, as discussed, with 3'x 6' sized signs, was approved.**

138
139
140 **EIGHTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial
Statements as of January 31, 2021**

141
142
143 Mr. Adams presented the Unaudited Financial Statements as of January 31, 2021. The
144 financials were accepted.

145
146 **NINTH ORDER OF BUSINESS**

**Approval of February 4, 2021 Regular
Meeting Minutes**

147
148
149 Mr. Mitchell presented the February 4, 2021 Regular Meeting Minutes. The following
150 change was made:

151 Line 52: Change "Lansid" to "LAMSID"

152
153 **On MOTION by Mr. Stark and seconded by Mr. Asfour, with all in favor, the**
154 **February 4, 2021 Regular Meeting Minutes, as amended, were approved.**

155
156
157 **TENTH ORDER OF BUSINESS**

Staff Reports

158
159 **A. District Engineer: *Hole Montes***

160 There being nothing further to report, the next item followed.

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

162 There being nothing further to report, the next item followed.

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

- 164 • **NEXT MEETING DATE: April 1, 2021 at 3:30 P.M.**

- 165 ○ **QUORUM CHECK**

166 The next meeting will be held on April 1, 2021.

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

168 Mrs. Adams reported the following:

- 169 ➤ A proposal was requested from Carter Fence to repair a downed fence on Windsor Way.

170 ➤ A quote for bush hogging was expected within the week. An additional quote would be
171 requested.

172 ➤ Drainage pipe inspections were completed; a report would be presented at the next
173 meeting.

174 ➤ GulfScapes inspected the drainage issue on Moss Way; one area may have issues and a
175 letter and proposal would be sent.

176 ➤ The hog trapper removed two hogs. Recent activity in Conservation Areas C-10 and C-
177 11 was reported. Traps would be set; however, the trapper would no longer utilize his dogs in
178 the District because one of his dogs was struck by a vehicle.

179 ➤ The west fountain lights were out. New LED light kits, a power supply and surge
180 protection would be installed, at a cost of \$3,775.

181 Ms. Smith stated she met with Deck the Halls regarding holiday lighting and a quote
182 would be forthcoming. Several companies were contacted; however, many were not taking
183 new clients and three were no longer in business. One additional company, Tropex, scheduled a
184 walkthrough in March.

185

186 **ELEVENTH ORDER OF BUSINESS**

Public Comments: Non-Agenda Items (3 187 minutes per speaker)

188

189 A resident asked if a proposal was ever made to have the pool heated. Mr. Asfour stated
190 this was a matter for the Town Hall Amenity Center Board.

191 A resident stated the Sheriff's Department posted a Public Service Announcement on
192 social media stating that LAMSID (Lehigh Acres Municipal Services Improvement District) and
193 the Sheriff's Department were concerned about ATVs and that calls to the Sheriff's non-
194 emergency number, (239) 477-1000, to report ATV traffic were encouraged.

195

196 **TWELFTH ORDER OF BUSINESS**

Supervisors' Comments/Requests

197

198 Recalling the earlier discussion about variances in square footage for various lot sizes,
199 Mr. Asfour asked Mr. Urbancic who could change variances incorporated into the Design
200 Review Manual. Mr. Urbancic stated variances are typically adopted by the HOA. He did not

201 know about the variances in the CDD’s case but, in some cases, a Design Review Committee
202 may be able to authorize some variations, in limited circumstances, which would need to be
203 permitted in the Declarations.

204

205 **THIRTEENTH ORDER OF BUSINESS**

Adjournment

206

207

208 **On MOTION by Mr. Morash and seconded by Mr. Stark, with all in favor, the**
209 **meeting adjourned at 4:45 p.m.**

210

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214

215

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

216

217

218

219

220

221 _____
Secretary/Assistant Secretary

_____ Chair/Vice Chair

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

8C

RIVER HALL COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2020/2021 MEETING SCHEDULE

LOCATION

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

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