

RIVER HALL

**COMMUNITY DEVELOPMENT
DISTRICT**

November 2, 2023

**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

October 26, 2023

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 November 2, 2023 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 (*3 minutes per speaker*)
3. Developer Update
4. Discussion/Update: Initial Cleanup Efforts – *Superior Waterway Services, Inc. (Andy Nott)*
5. Continued Discussion/Consideration of Removal of Front Entry Decorative Lake Fountains
 - Consideration of Superior Waterway Services, Inc. Service Agreement [Fountain Repair]
6. Consideration of GulfScapes Landscape Management Services Proposal #4338 [Bougainvillea Installation]
7. Discussion/Update: Operating Funds Investment Options
8. Acceptance of Unaudited Financial Statements as of September 30, 2023
9. Approval of September 7, 2023 Regular Meeting Minutes
10. Staff Reports
 - A. District Engineer: *Hole Montes*
 - Continued Discussion: Roadside Catch Basin Ownership Responsibility
 - B. District Counsel: *Coleman, Yovanovich & Koester*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: December 7, 2023 at 3:30 PM
 - QUORUM CHECK

SEAT 1	PAUL ASFOUR	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 2	MICHAEL MORASH	<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*

11. Public Comments: Non-Agenda Items *(3 minutes per speaker)*
12. Supervisors' Comments/Requests
13. 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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SERVICE AGREEMENT FOUNTAIN REPAIR

October 11, 2023

River Hall CDD
 C/o: Wrathell, Hunt and Associates, LLC
 9220 Bonita Beach Rd SE UNIT 214
 Bonita Springs, FL 34135
 Attn: Shane Willis

Terms: Net 30 days

<u>DESCRIPTION</u>	<u>AMOUNT</u>
West Fountain	
Supply and install the following	
Franklin Sandfighter 7.5HP 240V single phase submersible motor	\$2,268.01
Grundfos stainless steel 7.5hp submersible pump	\$1,352.99
Franklin deluxe starter box	\$839.41
Splice kit	\$84.50
Labor	\$920.00
Freight	<u>\$150.00</u>

Warranty: one (1) year on pump, motor and ninety (90) days on labor **Total: \$5,692.90**

***This offer is good for Sixty (60) days from date of quotation**

SUPERIOR WATERWAY SERVICES, INC.

CUSTOMER ACCEPTANCE - The above prices, specifications, and conditions are satisfactory and are hereby accepted.

By: _____

By: _____

Dated: _____

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

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Proposal

ADDRESS

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

PROPOSAL # 4338
DATE 09/29/2023

DESCRIPTION	AMOUNT
- Prov	
- Bush hog and remove 2,000' of turf at a 5' width for new proposed Bougainvillea hedge.	5,500.00
- Install 500 - 7 gallon Bougainvillea Barbara Karst at a 2' x 2' height on center along berm. Due to access Gulfscapes will need to use side by side golf cart to transport plant material through yards at 15503 - 15507 Papyrus Ct and 3337 - 3333 Hampton Blvd. Homeowner will need to be made aware of access.	40,000.00
- Install 1" Vu-Flow filter and valves with battery operated clock to allow for automated watering. Install 4,000' - 1/2" Drip tubing along newly planted hedge for proper watering. Tie in to be determined and will be priced accordingly to location.	11,600.00
- Install 400 bales of pine straw to newly planted hedge line.	4,000.00
- Possible Floratam turf repair due to golf cart between homes.	2,200.00
- Monthly maintenance cost for this area as Bougainvillea will be higher than Clusia due to pest control of caterpillars and higher fertilizer demand. Cost for the maintenance of the new shrub area as Bougainvillea will be \$16,000 a year.	
<hr/>	
SUBTOTAL	63,300.00
TAX	0.00
TOTAL	\$63,300.00

Accepted By

Accepted Date

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

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Mark FitzGerald
Bank United, N.A
600 N Federal Highway
Boca Raton, FL 33432

Date: September 2023

To: Craig Wrathell
CC: Wrathell, Hunt & Associates, LLC. Government ICS Deposit Program.

This letter is to confirm that BankUnited is an approved and active member of the Certificate of Qualified Public Depository.

We are currently offering a **starting rate of 4.50% on our ICS Money Market Product** which is FDIC insured up to **\$150,000,000 (Million)** versus the regular banks business Money Market of **\$250,000 (Thousand)** FDIC coverage per EIN number.

The rate is based on the Federal Funds Rate currently 5.5% - 100 Basis Points = 4.50%.

The above-mentioned rate is not based on a minimum balance requirement.

As a preferred ICS Bank my team and I monitor the ICS relationships monthly and if rates go up, which they have been doing we will automatically adjust your rates accordingly to always give the best service.

Fed Funds Rate

	This Week	Year Ago
Fed Funds Rate (Current target rate 5.25-5.50)	5.5	2.5

3 days ago

Any additional questions, please do not hesitate to ask.

Sincerely,

Mark FitzGerald, V.P Business Relationship Manager.
mfitzgerald@bankunited.com
561-906-3754

SERVING OUR CLIENTS WITH STRENGTH AND STABILITY



A strong and stable financial track record is the foundation that sets BankUnited apart from many financial institutions.

Our commitment to our clients means we deliver products and services at a competitive price backed by personalized service.

We develop strong relationships with our clients to help them achieve their financial goals. At BankUnited, you'll find big bank services coupled with neighborhood bank care.

WHY OUR CLIENTS CHOOSE US

- ✓ One of the largest financial institutions headquartered in Florida
- ✓ Local decision-making
- ✓ Sound credit quality
- ✓ Solid balance sheet
- ✓ Committed to our clients

CREDIT RATINGS (Third Party Ratings)

P-1	Moody's Short Term Deposit
A2	Moody's Long Term Deposit
Baa2	Moody's Issuer Rating
F2	Fitch Short Term Deposit
BBB+	Fitch Long Term Deposit
K1	Kroll Short Term Deposit
A	Kroll Long Term Deposit

America's Most Trustworthy Companies in America (Banking), *Newsweek*, April 2023

#2 Bank Reputation Ranking by Customers, *American Banker*, November 2022

★★★★★ Superior Rating from *BauerFinancial* consecutively since its inception

Financial Highlights as of June 30, 2023 BankUnited, N.A.

\$35.9
BILLION
in Total Assets

\$25.8
BILLION
in Total Deposits

\$24.6
BILLION
in Total Loans

53
BRANCHES
in Florida

4
BANKING
CENTERS
in New York

1
BRANCH
in Texas

Robust Capital Base

8.8%
Tier-1 Leverage
Ratio

13.6%
Total
Risk-Based
Capital Ratio

13.0%
Common Equity
Tier 1
Capital Ratio

STRONG LIQUIDITY POSITION

- > Same day available liquidity of \$14.7 billion as of June 30
- > Available liquidity to uninsured, uncollateralized deposits ratio of 167% as of June 30

66% of our deposit base is insured or collateralized as of June 30

\$25 billion in prudently underwritten and well-diversified loans

High-Quality Commercial Real Estate portfolio; no non-performing loans¹

- > Commercial Real Estate loans is 23% of our total loans

¹ Excludes \$14 million in non-accrual guaranteed SBA loans.

Safety, Returns, and Peace of Mind: Access up to \$150 Million Dollars in FDIC insurance

ICS®, the IntraFi Cash ServiceSM, and CDARS®, the IntraFi Certificate of Deposit Account Registry Service® are smart, secure, convenient ways to keep large-dollar deposits safe. You can access multi-million-dollar FDIC insurance at network banks through your BankUnited relationship, all while keeping your funds safe and secure.

How do ICS and CDARS work?

When we place your organization's deposit through the ICS or CDARS service, your money is divided into amounts under the standard FDIC insurance maximum of \$250,000 and is placed in deposit accounts at multiple FDIC-insured banks. This makes your deposit eligible for FDIC insurance with each member bank. Use of these services makes it possible for you to gain access to up to \$150 million dollars of FDIC insurance. As a result, you can access coverage from many institutions while working directly with BankUnited as a single point of contact.

Want to learn more? Call me today.

Mark FitzGerald

V.P S.R Business Relationship Manager

561-906-3754

mfitzgerald@bankunited.com

With ICS and CDARS, you can:



Enjoy Peace of Mind – With access to multi-million-dollar FDIC coverage through both services, your funds are eligible for protection that is backed by the full faith and credit of the federal government.



Save Time – You can forego the need to track collateral on an ongoing basis, open accounts under different insurable capacities, or to manage multiple bank relationships. This means you can spend more time accomplishing your financial goals.



Access Funds – When funds are placed through the ICS service, you may make unlimited program withdrawals. Funds placed through the CDARS service offer multiple maturities to help meet your liquidity needs.



STATE OF FLORIDA
Office of the Chief Financial Officer
Division of Treasury
Bureau of Collateral Management

CERTIFICATE OF QUALIFIED PUBLIC DEPOSITORY
UNDER THE FLORIDA SECURITY FOR
PUBLIC DEPOSITS ACT

This is to certify that

BANKUNITED, N.A.
14817 OAK LANE
MIAMI LAKES, FLORIDA 33016

has fully qualified as a public depository pursuant to Chapter 280, Florida Statutes, otherwise known as the Florida Security for Public Deposits Act. As such, said bank or savings association is hereby designated to receive public deposits, as defined in Subsection 280.02(13), Florida Statutes.

Given under my hand this 29th day of February, 2012.

A handwritten signature in black ink, appearing to read "Jeff Stewart", written over a horizontal line.

CHIEF FINANCIAL OFFICER, STATE OF FLORIDA

Smart Saving with ICSSM

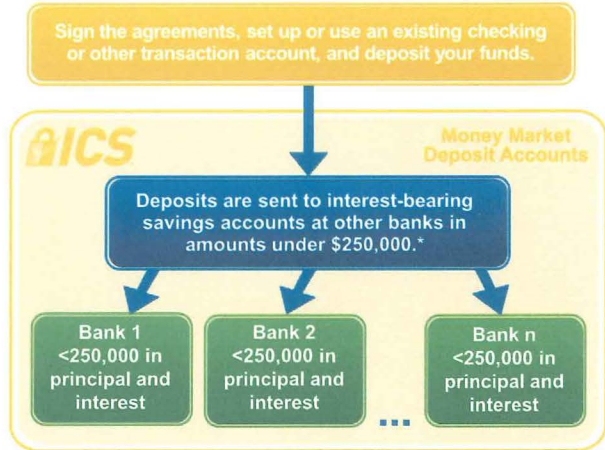
What is ICS?



Through ICSSM, the Insured Cash SweepSM service, you can:

- **Earn interest.** Put excess cash balances to work in savings accounts (money market deposit accounts).
- **Enjoy peace of mind.** ICS funds are eligible for multi-million-dollar FDIC insurance that's backed by the full faith and credit of the United States government.
- **Access funds.** Enjoy daily liquidity in your linked transaction account; replenish the account by withdrawing ICS funds up to six times per month.


How does ICS work?



* The standard FDIC insurance maximum is \$250,000 per insured capacity, per bank.

Work directly with just us – an institution you already know and trust – to receive coverage from many, and know that your confidential information remains protected.

How does ICS compare to other alternatives?

Product	Issue	ICS Solution
Noninterest-bearing checking accounts	Are eligible for unlimited FDIC coverage through 2012 under the Dodd-Frank Act, but do not earn interest.	 <p>You do not have to choose between earning a return and enjoying peace of mind – with ICS, you can do both.</p> <p>And, by offering access to FDIC insurance, ICS can help you avoid the hassles associated with managing multiple bank relationships or the need to track collateral on an ongoing basis (if you are accustomed to doing so).</p>
Interest-bearing checking accounts	Earn interest, but funds are insured only up to \$250,000 per insured capacity, per bank.	
Repurchase sweeps	May earn interest, but the yield can be very low; the process carries administrative tracking burdens, and the investment is not backed by FDIC insurance.	
Collateralized deposits	Administrative tracking problem can be more onerous than with repo sweeps.	
Money market mutual funds	Earn interest, but the yield may be very low, and the investment is not backed by the full faith and credit of the federal government.	



Member FDIC

Placement of your funds through the ICS service is subject to the terms, conditions, and disclosures set forth in the agreements, including the ICS Deposit Placement Agreement, that you enter into with us. Limits and customer eligibility criteria apply. Program withdrawals are limited to six per month. ICS and Insured Cash Sweep are service marks of Promontory Interfinancial Network, LLC.



August 21, 2023

Chesley "Chuck" E. Adams, Jr.
Director of Operations
Wrathell, Hunt and Associates, LLC

RE: Wrathell, Hunt and Associates, LLC Government Deposit Program

Synovus Bank would like to thank you for the opportunity to work with government customers under your direct management to create a deposits program specifically for customers of Wrathell, Hunt and Associates (WHA). We understand how important it is to choose the right partner for banking services and that partner being fully prepared to *exceed your expectations*. With over \$62 billion in assets, Synovus Bank is ranked among the top 50 banks by the Federal Reserve Board. Synovus is a publicly traded company (Synovus Financial Corp. NYSE: SNV), and member of the Federal Reserve System with an extremely diverse and deep leadership team. Our humble beginnings date back to 1888. 135 years later, we have grown to 250+ branches in five states; yet we continue our culture of being a "Community Bank". Synovus Bank has the capabilities of Wall Street but the mindset of "Main Street". Banking is relationships with our clients and communities in which we serve; this is what sets Synovus Bank apart from our competition. Our success has led to accolades such as being honored as one of the Best Banks in America, by Forbes. We do not take our customer obligations lightly. We have a history of providing excellent customer service to our clients. We have a team of dedicated government professionals ready to assist in this endeavor and any others your customers may have.

As previously outlined, the WHA program would include the following:

- Customer would be confirmed by WHA as District Manager,
- State, County, and Municipal (SCM) Money Market account would be opened in the name of the District with the District's TIN. Each account will include FDIC on the first \$250,000 and will be collateralized as defined in Chapter 280, Florida Statutes,
- Interest would be posted monthly and compounded,
- Minimum amount of initial deposit for each account would be \$500,000,
- For account with balances equal to or greater than \$500,000, the interest rate would be indexed to the Federal Funds Rate minus 75 basis points. For informational purposes, that rate of this date would be 4.75 percent. For balances that decline to levels between \$200,000 and \$499,999, the rate would be indexed the Federal Funds Rate minus 100 basis points. For balances below \$200,000 the rate would be managed by the Bank with an initial rate of 3.50 percent.
- Account balance measurements will be taken the first day of each month and when action is taken by the Federal Open Markets Committee.

Synovus Bank appreciates the opportunity and looks forward to your favorable response. If you should have any questions or need additional information, please do not hesitate to contact either of us at the numbers below.

Respectfully,

Andy LaFear
Government Solutions - Relationship Manager
7768 Ozark Drive, Suite 100
Jacksonville, FL 32256
904-347-7068
andylafear@synovus.com

Jim Mitchell, Senior director
Government Solutions
2325 Vanderbilt Beach Road
Naples, FL 34109
(239) 552-1819
jimmitchell@synovus.com

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
SEPTEMBER 30, 2023**

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2023**

	General Fund	Debt Service Fund Series 2011	Debt Service Fund Series 2020A	Debt Service Fund Series 2021	Capital Projects Fund Series 2011	Capital Projects Fund Series 2020A	Total Governmental Funds
ASSETS							
SunTrust	\$ 962,713	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 962,713
Investments							
SBA	5,583	-	-	-	-	-	5,583
Reserve A-1	-	-	206,925	75,400	-	-	282,325
Reserve A-2	-	-	-	412,550	-	-	412,550
Revenue A-1	-	-	164,287	159,850	-	-	324,137
Revenue A-2	-	-	-	183,820	-	-	183,820
Prepayment A-1	-	-	-	67	-	-	67
Construction	-	-	-	-	-	234,240	234,240
Deposits	1,622	-	-	-	-	-	1,622
Ashton oaks HOA	1,553	-	-	-	-	-	1,553
Hampton golf & country club	5,337	-	-	-	-	-	5,337
Cascades at river hall	550	-	-	-	-	-	550
Assessments receivable	1,487	-	1,055	3,710	-	-	6,252
Undeposited funds	11,223	-	-	-	-	-	11,223
Total assets	<u>\$ 990,068</u>	<u>\$ -</u>	<u>\$ 372,267</u>	<u>\$ 835,397</u>	<u>\$ -</u>	<u>\$ 234,240</u>	<u>\$ 2,431,972</u>
LIABILITIES AND FUND BALANCES							
Liabilities:							
Accounts payable	\$ 56,060	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 56,060
Due to Developer	20,404	-	-	-	-	-	20,404
Total liabilities	<u>76,464</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>76,464</u>
DEFERRED INFLOWS OF RESOURCES							
Deferred receipts	7,440	-	-	-	-	-	7,440
Total deferred inflows of resources	<u>7,440</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>7,440</u>
Fund balances:							
Nonspendable							
Prepaid and deposits	1,622	-	-	-	-	-	1,622
Restricted for:							
Debt service	-	-	372,267	835,397	-	-	1,207,664
Capital projects	-	-	-	-	-	234,240	234,240
Assigned to:							
Operating capital	145,000	-	-	-	-	-	145,000
Disaster recovery	250,000	-	-	-	-	-	250,000
Unassigned	509,542	-	-	-	-	-	509,542
Total fund balances	<u>906,164</u>	<u>-</u>	<u>372,267</u>	<u>835,397</u>	<u>-</u>	<u>234,240</u>	<u>2,348,068</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 990,068</u>	<u>\$ -</u>	<u>\$ 372,267</u>	<u>\$ 835,397</u>	<u>\$ -</u>	<u>\$ 234,240</u>	<u>\$ 2,431,972</u>

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED SEPTEMBER 30, 2023**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll: net	\$ 1,487	\$ 594,549	584,451	102%
Assessment levy: off-roll	-	130,870	130,870	100%
Miscellaneous hog program shared cost	11,223	19,794	16,500	120%
Interest and miscellaneous	26	262	500	52%
Total revenues	<u>12,736</u>	<u>745,475</u>	<u>732,321</u>	102%
EXPENDITURES				
Legislative				
Supervisor	1,000	10,200	12,000	85%
<i>Financial & administrative</i>				
District management	3,750	45,000	45,000	100%
District engineer	2,808	34,556	25,000	138%
Trustee	-	-	7,100	0%
Tax collector/property appraiser	-	5,437	5,653	96%
Assessment roll prep	375	4,500	4,500	100%
Auditing services	-	3,515	3,300	107%
Arbitrage rebate calculation	-	-	650	0%
Public officials liability insurance	-	12,621	12,500	101%
Legal advertising	338	6,432	1,100	585%
Bank fees	367	962	350	275%
Dues, licenses & fees	-	175	175	100%
Postage	-	750	1,300	58%
ADA website compliance	-	210	210	100%
Website maintenance	-	705	705	100%
<i>Legal counsel</i>				
District counsel	5,977	18,417	14,000	132%
Litigation	22	22		
<i>Electric utility services</i>				
Utility services	624	10,975	11,000	100%
Street lights	-	1,808	2,000	90%
<i>Stormwater control</i>				
Fountain service repairs & maintenance	-	-	6,000	0%
Aquatic maintenance	-	88,936	152,465	58%
Hog removal	3,300	18,150	19,800	92%
Lake/pond bank maintenance	18,800	25,100	5,000	502%
Stormwater system maintenance	-	5,829	40,000	15%

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED SEPTEMBER 30, 2023**

	Current Month	Year to Date	Budget	% of Budget
<i>Other physical environment</i>				
General liability insurance	-	4,490	5,000	90%
Property insurance	-	9,018	10,000	90%
Entry & walls maintenance	-	20,525	5,000	411%
Landscape maintenance	43,922	195,038	195,000	100%
Irrigation repairs & maintenance	-	12,125	12,500	97%
Landscape replacement plants, shrubs, trees	-	-	20,000	0%
Annual mulching	-	6,553	9,000	73%
Holiday decorations	-	11,000	12,000	92%
Clock tower maintenance	-	-	1,750	0%
Ornamental lighting & maintenance	-	1,816	1,000	182%
Hurricane clean-up	-	3,330	-	N/A
<i>Road & street facilities</i>				
Street/parking lot sweeping	-	728	750	97%
Street light/decorative light maintenance	-	10,797	3,500	308%
Roadway repair & maintenance	-	1,503	1,500	100%
Sidewalk repair & maintenance	-	-	2,500	0%
Street sign repair & replacement	-	28,920	1,500	1928%
<i>Contingency</i>				
Miscellaneous contingency	1,500	82,450	50	164900%
Total expenditures	<u>82,783</u>	<u>682,593</u>	<u>650,858</u>	105%
Excess/(deficiency) of revenues over/(under) expenditures	(70,047)	62,882	81,463	
Fund balances - beginning	976,211	843,282	785,490	
Assigned				
Operating capital	145,000	145,000	145,000	
Disaster recovery	250,000	250,000	250,000	
Unassigned	511,164	511,164	471,953	
Fund balances - ending	<u>\$ 906,164</u>	<u>\$ 906,164</u>	<u>\$ 866,953</u>	

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2011
FOR THE PERIOD ENDED SEPTEMBER 30, 2023**

	Current Month	Year To Date
REVENUES	\$ -	\$ -
Total revenues	-	-
31-Aug-23		
Debt service		
Contingencies	8	8
Total debt service	8	8
Excess/(deficiency) of revenues over/(under) expenditures	(8)	(8)
Fund balances - beginning	8	8
Fund balances - ending	\$ -	\$ -

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2020A
FOR THE PERIOD ENDED SEPTEMBER 30, 2023**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Special assessment: on-roll	\$ 1,055	\$ 419,503	\$ 414,720	101%
Interest	1,547	14,950	-	N/A
Total revenues	<u>2,602</u>	<u>434,453</u>	<u>414,720</u>	105%
EXPENDITURES				
Debt service				
Principal	-	150,000	150,000	100%
Interest	-	264,600	264,600	100%
Total debt service	<u>-</u>	<u>414,600</u>	<u>414,600</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	2,602	19,853	120	
Fund balances - beginning	369,665	352,414	342,380	
Fund balances - ending	<u>\$ 372,267</u>	<u>\$ 372,267</u>	<u>\$ 342,500</u>	

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2021
FOR THE PERIOD ENDED SEPTEMBER 30, 2023**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll	\$ 3,710	\$ 1,475,843	\$ 1,461,048	101%
Special assessment: off-roll	-	118,652	118,652	100%
Interest	3,464	39,096	-	N/A
Total revenues	<u>7,174</u>	<u>1,633,591</u>	<u>1,579,700</u>	103%
31-Aug-23				
Debt service				
Principal (A-1)	-	500,000	500,000	100%
Principal (A-2)	-	550,000	550,000	100%
Interest (A-1)	-	257,250	257,400	100%
Interest (A-2)	-	282,000	282,000	100%
Total expenditures	<u>-</u>	<u>1,589,250</u>	<u>1,589,400</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	7,174	44,341	(9,700)	
Fund balances - beginning	828,223	791,056	778,544	
Fund balances - ending	<u>\$ 835,397</u>	<u>\$ 835,397</u>	<u>\$ 768,844</u>	

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2011
FOR THE PERIOD ENDED SEPTEMBER 30, 2023**

	Current Month	Year To Date
REVENUES		
Micellaneous income	\$ 8	\$ 8
Total revenues	8	8
 EXPENDITURES		
Total expenditures	-	-
 Excess/(deficiency) of revenues over/(under) expenditures	8	8
 Fund balances - beginning	(8)	(8)
Fund balances - ending	\$ -	\$ -

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2020A
FOR THE PERIOD ENDED SEPTEMBER 30, 2023**

	Current Month	Year To Date
REVENUES		
Interest	\$ 976	\$ 8,934
Total revenues	976	8,934
 31-Aug-23		
Total expenditures	-	-
 Excess/(deficiency) of revenues over/(under) expenditures	976	8,934
 Fund balances - beginning	233,264	225,306
Fund balances - ending	\$ 234,240	\$ 234,240

River Hall Community Development District
Check Detail
September 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	2743	09/11/2023	COLEMAN, YOVANOVICH & KOESTER, P.A.	101.001 · Suntrust- combined accounts		-2,115.00
Bill	16581-001M 39	09/07/2023		514.100 · Legal Fees - General	-2,115.00	2,115.00
TOTAL					-2,115.00	2,115.00
Bill Pmt -Check	2744	09/11/2023	FL GIS SOLUTIONS, LLC	101.001 · Suntrust- combined accounts		-850.00
Bill	1253	09/07/2023		519.320 · Engineering Services	-850.00	850.00
TOTAL					-850.00	850.00
Bill Pmt -Check	2745	09/11/2023	GULFSCAPES LANDSCAPE MANAGEMENT SERVICES	101.001 · Suntrust- combined accounts		-15,350.00
Bill	32260	09/07/2023		539.464 · Landscape Maintenance	-15,350.00	15,350.00
TOTAL					-15,350.00	15,350.00
Bill Pmt -Check	2746	09/11/2023	MY AV-TECH LLC	101.001 · Suntrust- combined accounts		-950.00
Bill	23155	09/07/2023		519.490 · Contingencies	-950.00	950.00
TOTAL					-950.00	950.00
Bill Pmt -Check	2747	09/11/2023	SWINE SOLUTIONS	101.001 · Suntrust- combined accounts		-1,650.00
Bill	434	09/07/2023		538.465 · Hog Removal	-1,650.00	1,650.00
TOTAL					-1,650.00	1,650.00
Bill Pmt -Check	2748	09/11/2023	WRATHELL, HUNT & ASSOCIATES, LLC.	101.001 · Suntrust- combined accounts		-4,125.00
Bill	2023-1210	09/07/2023		512.311 · Management Fees 513.310 · Assessment Roll Preperation	-3,750.00 -375.00	3,750.00 375.00
TOTAL					-4,125.00	4,125.00
Check	2749	09/11/2023	PAUL ASFOUR	101.001 · Suntrust- combined accounts		-200.00
				511.110 · Board of Suprvisor Fees	-200.00	200.00
TOTAL					-200.00	200.00
Check	2750	09/11/2023	MICHAEL MORASH	101.001 · Suntrust- combined accounts		-200.00
				511.110 · Board of Suprvisor Fees	-200.00	200.00
TOTAL					-200.00	200.00
Check	2751	09/11/2023	KENNETH MITCHELL	101.001 · Suntrust- combined accounts		-200.00
				511.110 · Board of Suprvisor Fees	-200.00	200.00
TOTAL					-200.00	200.00

5:05 PM
10/26/23

River Hall Community Development District
Check Detail
September 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	2752	09/11/2023	ROBERT STARK	101.001 · Suntrust- combined accounts		-200.00
				511.110 · Board of Suprvisor Fees	-200.00	200.00
TOTAL					-200.00	200.00
Check	2753	09/11/2023	DANIEL J BLOCK	101.001 · Suntrust- combined accounts		-200.00
				511.110 · Board of Suprvisor Fees	-200.00	200.00
TOTAL					-200.00	200.00
Bill Pmt -Check	2754	09/25/2023	COLEMAN, YOVANOVICH & KOESTER, P.A.	101.001 · Suntrust- combined accounts		-1,304.70
Bill	6581-001M 40	09/20/2023		514.100 · Legal Fees - General	-1,304.70	1,304.70
TOTAL					-1,304.70	1,304.70
Bill Pmt -Check	2755	09/25/2023	SAFEGUARD BUSINESS SYSTEMS, INC.	101.001 · Suntrust- combined accounts		-366.91
Bill	9002495020	09/20/2023		513.490 · Bank Fees	-366.91	366.91
TOTAL					-366.91	366.91

Swine Solutions

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

INVOICE

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

INVOICE 434
DATE 08/23/2023
TERMS Net 30
DUE DATE 09/22/2023

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Trapping Service	Month to Month	1	1,650.00	1,650.00

BALANCE DUE

\$1,650.00



Stormwater Control
Hog Removal



FRED SEARL
334 EAST LAKE ROAD #214
PALM HARBOR FL 34685

INVOICE

BILL TO
ATTN: C/O WRATHELL HUNT- ROUYI
RIVER HALL COMM DEV DISTRICT
2300 GLADES RD STE 410W
BOCA RATON FL 33431-8556
USA

SHIP TO
ATTN: C/O WRATHELL HUNT- ROUYI
RIVER HALL COMM DEV DISTRICT
2300 GLADES RD STE 410W
BOCA RATON FL 33431-8556

ISSUANCE DATE 9/15/2023
DUE DATE 10/14/2023
CUSTOMER ID 600125794
INVOICE NUMBER 9002495020
PO NUMBER

Advisor No: 00V9-09 Cust No: R01FLT Order No: CDL2WJ

PRODUCT NUMBER	SHIP DATE	DESCRIPTION	RATE	VOLUME	UOM	DISCOUNT	AMOUNT
SFSL1MRB1	09/14/2023	LASER CHK 1PT RBLUE MRBL TRUIST **4658 Order#:CDL2WJ	0.70004	250	EA	0.00	175.01
EZSPREM	09/14/2023	EZSHIELD PREMIUM SERVICE Order#:CDL2WJ	0.00000	250	EA	0.00	0.00
SGCE2373	09/14/2023	ENVELOPE DBL WIN SELF BLANK Order#:CDL2WJ	0.29016	500	EA	0.00	145.08

PRODUCTS & SERVICES SUBTOTAL	320.09
ORDER DISCOUNTS	0.00
SHIPPING & PROCESSING	46.82
TAX	0.00
INVOICE AMOUNT	366.91
PAYMENTS & ADJUSTMENTS	0.00
AMOUNT DUE (USD)	\$ 366.91

Pay online at gosafeguardpayment.com to authorize payment via a debit from your checking account for no fee, or credit card for a nominal fee, where applicable. For questions regarding your invoice contact: FRED SEARL 866-888-0990 fsearl@gosafeguard.com

Net 30. Late payments are subject to 1.5% per month. For W9 requests, send an email to W9ComplianceRequestsSafeguardUS@gosafeguard.com

PLEASE DETACH AND REMIT WITH YOUR PAYMENT. MAKE CHECKS PAYABLE TO SAFEGUARD BUSINESS SYSTEMS.

>>>>MAIL YOUR CHECK TO THE *NEW* ADDRESS BELOW<<<<<

INVOICE NUMBER 9002495020
DUE DATE 10/14/2023
CUSTOMER ID 600125794
AMOUNT DUE (USD) \$ 366.91

SAFEGUARD BUSINESS SYSTEMS
LOCKBOX 229
P.O. BOX 7247
PHILADELPHIA, PA 19170-0001

3 9002495020 0600125794 0000036691 0

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Coleman, Yovanovich & Koester, P.A.
 Northern Trust Bank Building
 4001 Tamiami Trail North, Suite 300
 Naples, Florida 34103-3556
 Telephone: (239) 435-3535
 Fax: (239) 435-1218

Page: 1
 September 19, 2023
 File No: 16581-001M
 Statement No: 40

River Hall CDD
 Wrathell, Hunt & Associates, LLC
 2300 Glades Road, Suite 410W
 Boca Raton FL 33431

Attn: Debbie Tudor

Gen Rep

Previous Balance	\$2,115.00
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Fees

08/03/2023	GLU	Follow-up research regarding eminent domain question; Telephone conference with Asst. County Attorney	210.00
	GLU	Review agenda for Board of Supervisors meeting; Participation in Board of Supervisors meeting; Follow-up with Jennifer Nicholas on HOA letter	665.00
08/04/2023	GLU	Review and respond to email correspondence from Jennifer Nichols on HOA letter; Draft email correspondence to WHA as update;	70.00
08/10/2023	GLU	Review email correspondence from Supervisor Stark and Manager on walking trail plan; Telephone conference with Chairman on HOA matter	35.00
08/11/2023	GLU	Review and respond to email correspondence from Shane Willis regarding LCSO agreement; Review same; Telephone conference with Chairman	210.00
08/31/2023	GLU	Review and respond to email correspondence from WHA on agenda	70.00
		Professional Fees through 09/19/2023	<u>1,260.00</u>

Advances

08/03/2023		Client Advance for E-Recording.	44.70
		Total Advances	<u>44.70</u>
		Total Current Work	1,304.70

Payments

Total Payments Through 09/19/2023	-2,115.00
Balance Due (includes previous balance, if any)	<u>\$1,304.70</u>

Coleman, Yovanovich & Koester, P.A.
 Northern Trust Bank Building
 4001 Tamiami Trail North, Suite 300
 Naples, Florida 34103-3556
 Telephone: (239) 435-3535
 Fax: (239) 435-1218

River Hall CDD
 Wrathell, Hunt & Associates, LLC
 2300 Glades Road, Suite 410W
 Boca Raton FL 33431

Page: 1
 August 22, 2023
 File No: 16581-001M
 Statement No: 39

Attn: Debbie Tudor

Gen Rep

	Previous Balance		\$1,155.00
		<u>Fees</u>	
07/05/2023	GLU	Review and respond to email correspondence from Supervisor Stark regarding declaration provision and parcel maintenance; Additional research on same.	210.00
07/06/2023	GLU	Review agenda for Board of Supervisors meeting; Participation in Board of Supervisors meeting; Initial draft of letter to HOA on landscape maintenance	700.00
07/07/2023	GLU	Update draft letter; Exchange email correspondence with Cleo Adams on same.	105.00
	MEM	Work on updating draft letter; office discussion with G. Urbancic regarding same	140.00
07/09/2023	GLU	Review and respond to email correspondence from Shane Willis on revised letter to HOA; Draft revisions to letter	140.00
07/10/2023	GLU	Review and respond to email correspondence from Cleo Adams on letter to HOA; Update draft letter to HOA; Prepare exhibits	175.00
07/12/2023	GLU	Telephone conference with Chuck Adams on HOA letter; Finalize letter and transmit to HOA counsel	140.00
07/14/2023	GLU	Review and respond to email correspondence from Cleo Adams on HOA maintenance of CDD parcel	70.00
07/20/2023	GLU	Review email correspondence from Paul Asfour and Chuck Adams on lakes	35.00
07/24/2023	GLU	Review questions from Supervisor Stark; Telephone conference with Supervisor Stark; Review email correspondence from Supervisor Stark	315.00
	MEM	Coordinate recording of irrigation well easement	50.00
07/27/2023	GLU	Review email correspondence from manager on agenda	35.00
		Professional Fees through 08/22/2023	2,115.00
		Total Current Work	2,115.00

Gen Rep

Payments

Total Payments Through 08/22/2023	-1,155.00
Balance Due (includes previous balance, if any)	<u>\$2,115.00</u>

My AV-Tech LLC
9828 Venezia Cir Unit 1114
Naples, FL 34113 US
844-692-8832
office@myav-tech.com
www.myav-tech.com



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

SHIP TO
River Hall CDD
9220 Bonita Beach Rd, Suite 214
Bonita Springs, FL 34135

INVOICE 23155

DATE 08/15/2023 **TERMS** Due on receipt

SCOPE
Electrical Removal

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Electrical Service Call:Electrical Labor Service Remove the old electric meter and load center	1	950.00	950.00
	2920 Apple Blossom Drive Alva, FL 33920			

TOTAL DUE

\$950.00

Contingency

M

INVOICE

FL GIS Solutions, LLC
12821 Fairway Cove Ct
Fort Myers, FL 33905

Felipe@flgis.com
(239)565-3066



River Hall Community Development District

Bill to

Chuck Adams
River Hall Community Development District
9220 Bonita Beach Rd
Suite 214
Bonita Springs, FL 34135

Invoice details

Invoice no.: 1253
Terms: Net 15
Invoice date: 09/01/2023
Due date: 09/16/2023

Product or service		Amount
1. GIS Services	2.5 units × \$100.00	\$250.00
Service date: 08/20/2023		
Drainage updates		
2. GIS Services	4 units × \$100.00	\$400.00
Service date: 08/21/2023		
Drainage updates		
3. GIS Services	2 units × \$100.00	\$200.00
Service date: 08/22/2023		
Drainage updates; GIS updates to web application		

Ways to pay

BANK

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

FL GIS Solutions, LLC
12821 Fairway Cove Ct
Fort Myers, FL 33905

Total

\$850.00

Engineering

Pay invoice

Gulfscapes Landscape
Management Services
PO Box 366757
Bonita Springs, FL 34136 US
239-455-4911

Invoice 32260



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

DATE
08/31/2023

PLEASE PAY
\$15,350.00

DUE DATE
09/30/2023

DESCRIPTION	AMOUNT
Monthly Landscape Maintenance for August 2023	15,350.00

SUBTOTAL	15,350.00
TAX	0.00
TOTAL	15,350.00

TOTAL DUE

\$15,350.00

THANK YOU.

Landscape Maint.

Wrathell, Hunt & Associates, LLC

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

Invoice

Date	Invoice #
9/1/2023	2023-1210

Bill To:
River Hall CDD PO Box 810036 Boca Raton, FL 334811

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

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

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

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The Board of Supervisors of the River Hall Community Development District held a Regular Meeting on September 7, 2023 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
Daniel J. Block (via telephone)	Assistant Secretary
Paul D. Asfour	Assistant Secretary
Michael Morash	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Cleo Adams	District Manager
Shane Willis	Operations Manager
Greg Urbancic (via telephone)	District Counsel
Charlie Krebs	District Engineer
Andy Nott	Superior Waterway Services, Inc.
Robert Rewis	Fire Chief
Sally Shown	Resident
B. Don Burman	Resident
Andy Kasl	Resident
Paul Carapella	Resident
Michele Brown	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 3:32 p.m. Supervisors Mitchell, Stark, Morash and Asfour were present. Supervisor Block attended via telephone.

SECOND ORDER OF BUSINESS

Public Comments (3 minutes per speaker)

40 Resident Michele Brown recalled a motion a year ago approving installation of a fence,
41 Clusia hedges and irrigation along the border of Hampton Lakes and Portico. She discussed the
42 need for security and privacy and her disappointment that the Board is reconsidering the
43 hedge. Mr. Mitchell stated the matter is on today’s agenda.

44 Resident Paul Carapella reserved his comments until the fishing policies are discussed.

45 Resident Andy Kasl reserved his comments until the fence and landscaping discussion.

46 Resident B. Don Burman voiced discontent about the various colors of light bulbs on the
47 street lights in his subdivision. Mr. Adams advised that the CDD is only responsible for the lights
48 on the Parkway but, in his experience, Florida Power & Light (FPL) should be able to work with
49 the HOA Property Manager to have the lights replaced. Mr. Burman discussed responses from
50 FPL and stated his opinion that energy needs to be directed to a remedy, as new fixtures are
51 being installed to replace poles damaged during Hurricane Ian and he was advised that FPL
52 does not have the bulbs available. Mr. Mitchell suggested remedies be sought by the HOA and
53 written documentation be requested.

54 Resident Sally Shown asked how long the will CDD continue and if the CDD pays for
55 sewer, cable and electric lines. Mr. Adams stated the CDD does not pay or any of those items.
56 The CDD will operate in perpetuity as a governmental entity that owns, operates and maintains
57 public assets. Unless those assets are transferred to and accepted by another governmental
58 entity, the CDD will continue in perpetuity, levying assessments to pay for Operation and
59 Maintenance (O&M) expenses. The bonds applicable to properties will eventually be paid off.
60 He offered to advise Ms. Shown of when the bond payments will end; however, each property
61 will continue to be assessed for its O&M expenses. Asked what the CDD pays for, Mr. Adams
62 stated the CDD operates all the infrastructure along the Parkway, from SR80 to the median
63 cutout, including landscaping, lighting, drainage, pavement, etc., and the stormwater
64 management system, lakes and conservation areas. Mrs. Adams provided a copy of the budget
65 to Ms. Shown and stated the budget is also on the CDD website.

66

67 **THIRD ORDER OF BUSINESS**

Developer Update

68

69 Mr. Adams stated that Mr. Miars was unable to attend; he will inform him of any issues.

70

71 **FOURTH ORDER OF BUSINESS**

**Consideration of Award of Contract for
Lake Maintenance Services**

72

73

74 Mrs. Adams stated that SOLitude was terminated, effective Friday, September 1, 2023. If
75 a contract is awarded today, it can go into effect Monday, September 11, 2023.

76 Mrs. Adams stated three contractors bid on the project; however, the memo does not
77 include the Deangelo Contracting Services (Deangelo) proposal, which was distributed. The
78 contractor advised that Management did not receive because the file size was too large to
79 email. So their submittal was received by the CDD, after the agenda was posted on the website.

80 Mrs. Adams presented proposals from Deangelo, Crosscreek Environmental Inc.
81 (Crosscreek) and Superior Waterway Services, Inc. (Superior).

82 Mrs. Adams stated the CDD is withholding two months' payments from SOLitude,
83 totaling \$25,411, to help cover expenses related to initial cleanup; unused funds will be paid to
84 SOLitude. She noted that Deangelo is not requesting up-front payment for cleanup. Mr. Adams
85 stated that some replanting of littoral plants will likely be necessary.

86 Discussion ensued regarding the proposals and the scope of work.

87 Mr. Nott discussed his estimate for initial cleanup and stated that more herbicide is
88 needed for cleanup than maintenance treatment. If the treatments do not reach the level of
89 \$23,500, the actual amount will be charged.

90 **Mr. Block left the call.**

91

92 **On MOTION by Mr. Stark and seconded by Mr. Morash, with all in favor, the**
93 **Superior Waterway Services, Inc., proposal, in the amount of \$159,489.40 for**
94 **the first and second years, with initial cleanup in a not-to-exceed amount of**
95 **\$23,500.00, was approved.**

96

97

98 **FIFTH ORDER OF BUSINESS**

**Consideration of Collier Paving and
Concrete Proposals for Sidewalk Grinding
and Asphalt Repairs**

99

100

101

102 Mr. Krebs presented Collier Paving and Concrete Proposal #23-145 for sidewalk grinding
103 and asphalt repairs.

104 Discussion ensued regarding the scope of work, estimate of 242 square yards and the
105 estimated start date.

106 Mr. Krebs will ask for the proposal to be corrected to remove the statement "Price
107 excludes all concrete repairs or replacements." and confirm a start date.

108

109 **SIXTH ORDER OF BUSINESS**

**Continued Discussion: Roadside Catch
Basin Ownership Responsibility**

110

111

112 This item was discussed following the Seventh Order of Business.

113

114 **SEVENTH ORDER OF BUSINESS**

Discussion: Fishing Policy

115

116 Mr. Carapella recalled discussions in previous years about liability and stated he wants
117 to know the current fishing policy. A Board Member thinks resident fishing on public land has
118 been allowed to continue. It was noted that, historically, fishing has been allowed in The
119 Cascades. Mr. Carapella stated others have been fishing on his and on golf course property. He
120 described an incident in which a trespasser fishing at 10:00 p.m., with lights and music on,
121 refused to identify himself and disappeared upon being questioned. People were also observed
122 hunting for alligators.

123 Mrs. Adams stated the HOA is responsible for setting and enforcing a policy. Mr. Stark
124 believes the issue requires a joint agreement with the HOAs and the HOAs can designate areas
125 where fishing is allowed. Fishing is not permitted on the Golf Club shorelines, as stated in their
126 rules. He distributed copies of Fishing Rules in another community as an example of a best
127 practices document. He noted that teenagers were observed fishing on easements, claiming the
128 right to do so but, in his opinion, they have no right. He thinks the HOAs can implement a policy
129 and use their fining capacity as an enforcement tool. Mr. Asfour noted that the teenagers do
130 not have fishing licenses and asked who to call. Mr. Stark stated, if it becomes an HOA violation,
131 the HOA will enforce the rules and levy fines. Police response is needed to enforce a trespassing
132 violation. Mr. Asfour stated a 500-pound alligator was recently removed from a nearby pond.

133 It was noted that the HOA already prohibited fishing in the lakes.

134 Mr. Mitchell will provide the information to the HOA for their consideration and request
135 that any fishing permission be limited to the hours between sunrise and sunset.

136 ▪ **Discussion resumed: Collier Paving and Concrete Proposals for Sidewalk Grinding and**
137 **Asphalt Repairs**

138 Mr. Krebs was unable to confirm a start date. The consensus was to approve the
139 proposal contingent upon mobilization within 30 days and completion within 60 days.

140

141 **On MOTION by Mr. Stark and seconded by Mr. Morash, with all in favor, Collier**
142 **Paving Proposal #23-145, in the amount of \$23,375.96, contingent upon**
143 **mobilization within 30 days and completion within 60 days, was approved.**

144

145

146 ▪ **Continued Discussion: Roadside Catch Basin Ownership Responsibility**

147 **This item, previously the Sixth Order of Business, was presented out of order.**

148 Mr. Krebs had no update as he has not received anything from the Developer indicating
149 that the catch basins were paid for.

150 Discussion ensued regarding sand collecting in catch basins and the need for silt blocks
151 during construction.

152 Mr. Krebs stated the easements for the new portions in Hampton Lakes are being
153 provided. He discussed typical procedures for Lee County transferring the easements and
154 stated the CDD does not take ownership until the Final Bill of Sale, which is contingent upon
155 everything being cleaned and documentation being provided accordingly.

156

157 **EIGHTH ORDER OF BUSINESS**

**Continued Discussion/Update: Portico
Fence Hedge Installation Project**

158

159

160 A Board Member recalled that the goals of the project were to accomplish visual line of
161 sight and security. He voiced his opinion that a Clusia hedge will not provide security and
162 recommended a Bougainvillea hedge instead.

163 Discussion ensued regarding the benefits of a thorny hedge and the need for
164 maintenance and irrigation.

165 Mr. Willis will request bids to install red or purple Bougainvillea with thorns.

166

167 **On MOTION by Mr. Morash and seconded by Mr. Stark, with all in favor, in an**
168 **installation of a hedge, in a not-to-exceed amount of \$48,000, was approved.**

169

170

171 **NINTH ORDER OF BUSINESS**

**Continued Discussion/Consideration of
Agreement with Lee County Sheriff's
Department for Patrolling Certain Areas**

172

173

174

175 Mr. Willis stated he received the paperwork and is waiting for a schedule. As soon as an
176 update is received, he will inform the Board.

177 Discussion ensued regarding managing construction traffic.

178

179 **TENTH ORDER OF BUSINESS**

**Continued Discussion/Consideration of
Removal of Front Entry Decorative Lake
Fountains**

180

181

182

183 Mrs. Adams stated a representative from the HOA asked why the fountains were off and
184 she advised the person that the topic will be on the agenda. Mr. Mitchell stated he suggested
185 turning the fountains off due to the sizeable ongoing cost to homeowners for what, in his
186 opinion, is essentially a selling point for the Developers. He has not received calls about the
187 fountains.

188 Mr. Burman stated his wife has called to complain twice about the fountains being off.
189 He discussed his appreciation for the aesthetics when he purchased his home and asked how
190 much repairs cost. Mrs. Adams stated the cost to replace a fountain is \$5,000 to \$6,000. Mr.
191 Burman suggested sending a survey to residents and reiterated his opinion that upscale
192 attractions improve property values and the aesthetics of the upscale community.

193 Mr. Mitchell noted that two of the HOAs are controlled by GreenPointe and stated he
194 has no problem with the CDD contributing to the fountains as long as the HOAs also contribute.

195 **Mr. Block arrived in person to the meeting at 4:31 p.m.**

196 A Board Member voiced their belief that the HOAs do not want the fountains, the
197 Developers are the ones who want them.

198 Discussion ensued regarding needs versus wants, resident reactions to the fountains
199 being turned off, limited visibility of the fountains and the suggestion to table the issue.

200 Mr. Mitchell will send a letter to the HOA informing them of the cost and asking them to
201 share the cost. Mrs. Adams stated one of the fountains is broken. The consensus was the
202 fountains will be left off at this time.

203

204 **ELEVENTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**
205 **Statements as of July 31, 2023**

206
207 Mr. Adams presented the Unaudited Financial Statements as of July 31, 2023.

208 The financials were accepted.

209

210 **TWELFTH ORDER OF BUSINESS** **Approval of August 3, 2023 Public Hearing**
211 **and Regular Meeting Minutes**

212
213 The following change was made:

214 Line 245 and 246: Change "Minor" to "Miars"

215

216 **On MOTION by Mr. Morash and seconded by Mr. Asfour, with all in favor, the**
217 **August 3, 2023 Public Hearing and Regular Meeting Minutes, as amended,**
218 **were approved.**

219

220

221 **THIRTEENTH ORDER OF BUSINESS** **Staff Reports**

222

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

224 Mr. Krebs stated the South Florida Water Management District (SFWMD) was happy
225 with the berm repairs.

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

227 Mr. Urbancic stated he re-sent the letter to the HOA's attorney regarding the property
228 that was not being maintained. He has received no response so he will follow up again. Mr.
229 Asfour asked Mr. Urbancic what the CDD must do to enforce its rights.

230 Mr. Stark asked for vines growing through the fence along Windsor Way to be
231 addressed. Mr. Willis will ask GulfScapes to address the vines.

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

- 233 •
- NEXT MEETING DATE: October 5, 2023 at 3:30 PM**

234 ○ **QUORUM CHECK**

235 All Supervisors confirmed their attendance at the October 5, 2023 meeting.

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

237 Mr. Willis presented the Field Operations Report and noted the following:

238 ➤ At least 20 resident calls about unmaintained common areas were received and he
239 advised the residents about the disagreement between the CDD and the HOA . Residents have
240 been polite but are aggravated about the land within the gates that is not maintained.

241 ➤ A hog keeps evading traps and is causing damage on Apple Blossom Drive.

242 Mrs. Adams noted the following:

243 ➤ The Landscape Maintenance Contract with GulfScapes, in a total amount of \$190,397,
244 was executed. As residences are built and sodded, the lake banks are no longer bushhogged so
245 costs continually decrease.246 ➤ Annual landscape renovation project contracts were executed. Projects will commence
247 in October.248 ➤ A proposal was requested from Lykins-Signtek for entry column repairs but it was vague
249 and expensive for four columns that need minor work. The scope of work was emailed to Mr.
250 Robert Nelson and a proposal is pending.

251

252 **FOURTEENTH ORDER OF BUSINESS**253 **Public Comments: Non-Agenda Items (3**
254 **minutes per speaker)**

255 Fire Chief Robert Rewis reported that the Fire Station is operational on a part-time basis.

256 Mr. Mitchell congratulated Chief Rewis and welcomed the Fire Station.

257 Discussion ensued regarding a request for Supervisor name cards.

258 Asked where the terms of office for the Board Members can be found, Mr. Adams
259 stated the information is available on the CDD website. Mr. Asfour stated there is a period of
260 five months between the candidate qualifying period in June and the beginning of the term of
261 office in November, following the General Elections.

262 In response to a question, Mr. Adams stated the HOA is responsible for speed limit signs
263 inside the gates.

264 Discussion ensued regarding speed pillows installed in Hampton Lakes, speeding issues,
265 the need for traffic enforcement, etc.

266

267 **FIFTEENTH ORDER OF BUSINESS**

Supervisors' Comments/Requests

268

269 Discussion ensued regarding inviting the HOA to the next CDD meeting. Mr. Adams
270 stated, if the HOA is receptive, a Special Meeting can be scheduled.

271 Mr. Asfour voiced his opinion that the HOA will not voluntarily maintain property inside
272 the gate. He believes some type of action will need to be filed and, if so, homeowners should be
273 notified that the CDD's legal fees will ultimately be borne by the homeowners.

274 Mr. Urbancic stated that could be the HOA's position. He does not litigate but, with
275 Board direction, his partner can advise how to litigate, if necessary. The consensus was to begin
276 by trying to schedule a meeting.

277 Discussion ensued regarding a fishing policy, the HOA's Fining Committee and the need
278 to find a solution.

279

280 **SIXTEENTH ORDER OF BUSINESS**

Adjournment

281

282

On MOTION by Mr. Morash and seconded by Mr. Asfour, with all in favor, the meeting adjourned at 5:02 p.m.

283

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

291
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295
296

Secretary/Assistant Secretary

Chair/Vice Chair

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS
C

RIVER HALL COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE

LOCATION

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

¹Meeting Location is unavailable

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 5, 2023¹ CANCELED	Regular Meeting	3:30 PM
November 2, 2023	Regular Meeting	3:30 PM
December 7, 2023	Regular Meeting	3:30 PM
January 4, 2024	Regular Meeting	3:30 PM
February 1, 2024	Regular Meeting	3:30 PM
March 7, 2024	Regular Meeting	3:30 PM
April 4, 2024	Regular Meeting	3:30 PM
May 2, 2024	Regular Meeting	3:30 PM
June 6, 2024	Regular Meeting	3:30 PM
July 11, 2024*	Regular Meeting	3:30 PM
August 1, 2024	Regular Meeting	3:30 PM
September 5, 2024	Regular Meeting	3:30 PM

***Exception**

The July meeting date is held one (1) week later to accommodate the Independence Day holiday.

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS
D



Wrathell, Hunt and Associates, LLC

TO: River Hall CDD Board of Supervisors

FROM: Shane Willis – District Manager

DATE: November 2, 2023

SUBJECT: Status Report – Field Operations

Fountains:

West Fountain: March 2021 – installed LED's (4 total), with a three-year warranty. Expires February 2024. Installed by Solitude Lake Management for a cost of \$3,800.00.

East Fountain: December 2022 – Replaced Pump and Motor. One year warranty on both. Expires November 2023. Installed by Superior Waterway for a cost of \$5,500.00.

FPL Easement Mowing: Current contract with P&T Lawn & Tractor Service is \$11,650.00 and is set to expire April 30, 2024. Bush hogging of the East and West side of River Hall Parkway is twice per year during the drought season. Next cut scheduled for October 2023. (9 acres on the West – adjacent to Cascades) and (35.3 acres on the East).

Lake & Wetland Contract: Superior Waterways has begun the clean up and maintenance of the District's stormwater system.

Landscape Maintenance Contract: Gulfscapes landscape agreement signed 10/01/23 for \$190,387.00. Agreement expires 9/30/24 with an additional one-year option.

Storm Drain/Pipe Cleanout: In 2018 the Board placed this exercise on a three-year cycle. River Hall was completed in 2021 for a cost of \$19,550.00. Inspections will be scheduled in the Spring of 2024 for a cost of \$5K. Cascades was completed in 2022 for a cost of \$18,700.00 and will be scheduled in 2025.

Street Sweeping: Scheduled annually in December. For 2023/24 budget purposes - \$750.00.

Pressure Cleaning: Scheduled annually between the months of October to mid-November. For 2023/24 budget purposes - \$13,100.00. Contract signed 7/17/2023. Delayed due to work on valley gutters and curbs, will proceed once complete.

Hog Trapping: For 2023/24 budget purposes \$22,800.00. In the process of gathering signatures for the 2023 – 2025 agreement.

Lighting Program: Current contract with Trimmers Holiday Décor is \$11K and is set to expire January 2024. Oak Lighting: \$7K and Holiday Decorating \$4K.

Bank Restoration Project:

Lake 3-5B: As discussed at last month's meeting with Ms. Tempesta surrounding the continued erosion to the lake bank adjacent to her property, the handout she provided at our meeting from the Developer was for work completed in 2020. Ms. Tempesta never responded to the district's letter from 2021, until our meeting last month.

Note: A second letter was sent explaining the need for the resident to install additional drainage piping before the District can make repairs to the lake bank. Delivery receipt received 7/11/23.

Note: Resident sent response letter rejecting any responsibility for repairs due to drainage issues.

Portico Fencing Hedge: Proposal for Board's approval, total \$63,300.00