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River Hall Cdd
2300 Glades RD # 410W
Boca Raton FL 33431-8556

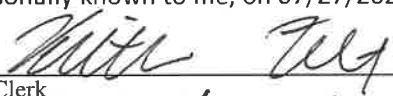
STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Govt Public Notices, was published on the publicly accessible website of Lee County, Florida, or in a newspaper by print in the issues of, on:

07/27/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 07/27/2024



Legal Clerk



Notary, State of WI, County of Brown

8.25.26

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Publication Cost:	\$198.04	
Tax Amount:	\$0.00	
Payment Cost:	\$198.04	
Order No:	10412891	# of Copies:
Customer No:	1127021	1
PO #:	aug. 1 meeting	

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MARIAH VERHAGEN
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State of Wisconsin

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

The Board of Supervisors ("Board") of the River Hall Community Development District ("District") will hold a Regular Meeting on August 1, 2024 at 3:30 p.m., at the River Hall Town Hall Center, 3089 River Hall Parkway, Alva, Florida 33920 for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours or by visiting the District's website, <http://www.riverhallcdd.org/>.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meetings with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager
No.10412891

July 27, 2024

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

July 25, 2024

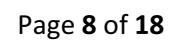
Board of Supervisors
River Hall Community Development District

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 August 1, 2024 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. Presentation of Audited Annual Financial Report for Fiscal Year Ended September 30, 2023, Prepared by Berger, Toombs, Elam, Gaines & Frank
 - A. Consideration of Resolution 2024-10, Hereby Accepting the Annual Financial Report for the Fiscal Year Ended September 30, 2023
4. Update: Superior Waterway Services, Inc. Treatment Report – *Andy Nott (to be provided at the meeting)*
5. Developer Update
6. Continued Discussion/Update: Proposed Traffic Control Project on Parkway for Proposed Townhome Project
7. Update: Lee County's Sunshine Extension Project
8. Presentation of Supplement #3 to River Hall Community Development District Engineer's Report (Dated October 25, 2005) and Supplement #1 (Dated November 15, 2019; Revised July 2, 2020) and Supplement #2 (Dated February 2, 2023; Revised July 25, 2023)
9. Presentation of Fifth Supplemental Special Assessment Methodology Report
10. Consideration of Resolution 2024-08, Declaring Special Assessments; Indicating the Location, Nature and Estimated Cost of Those Improvements Which Cost is to be Defrayed in Whole or in Part by the Special Assessments; Providing the Portion of the Estimated



RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

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

The Board of Supervisors of the River Hall Community Development District held a Regular Meeting on July 11, 2024 at 3:30 p.m., at the River Hall Town Hall Center, located at 3089 River Hall Parkway, Alva, Florida 33920.

Present were:

Ken Mitchell	Chair
Robert Stark	Vice Chair
Daniel J. Block	Assistant Secretary
Paul D. Asfour	Assistant Secretary
Michael Morash	Assistant Secretary

Also present:

Chuck Adams	District Manager
Cleo Adams	District Manager
Shane Willis	Operations Manager
Greg Urbancic (via telephone)	District Counsel
Charlie Krebs	District Engineer
Carl Barraco	Barraco & Associates
Andy Nott	Superior Waterway Services
Robert Rewis	Fire Chief

FIRST ORDER OF BUSINESS**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 3:30 p.m.

All Supervisors were present.

SECOND ORDER OF BUSINESS**Public Comments (3 minutes per speaker)**

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Update: Superior Waterway Services, Inc.
Treatment Report – Andy Nott (to be
provided at the meeting)**

Mr. Nott presented the Treatment Report for June 2024 and highlighted the following:

- The lake survey was completed on July 1st.
- Water levels are up; regular service will continue and the lakes will be treated as needed.
- Torpedo Grass treatments on Lakes 3-5D, 3-5C and 3-5E did not take; a crew was dispatched to re-spray.
- A crew will be sent to Lakes 3-1 and 2-4D to treat Chara that is beginning to sprout.
- The east fountain is down and will be repaired early next week.

Asked how much it will cost to repair the fountain, Mr. Nott stated approximately \$200.

FOURTH ORDER OF BUSINESS**Developer Update**

There was no update.

FIFTH ORDER OF BUSINESS

**Continued Discussion/Update: Proposed
Traffic Control Project on Parkway for
Proposed Townhome Project**

Mr. Morash stated the first thing to note is the design is now down to four, which, he thinks, is great progress. Once the project is drawn and approved by the County, it will be constructed. Both River Hall Parkway and Treeline are both designed about the same, with a median, two travel lanes, a bike lane, curb and sidewalk going in both directions. As far as running out of capacity, Treeline has six big developments, including a firehouse, an Industrial Park, school, shopping at both ends and there are no capacity constraints on River Hall Parkway in the foreseeable future. The difference between the two entities is Treeline is a straight line and River Hall Parkway was built with a significant number of curves, which keeps the CDD's traffic at 30 to 40 miles per hour (mph) as opposed to Treeline, which is 50 to 60 mph.

Referencing slides, Mr. Morash discussed making cuts into the median to resolve traffic flow issues into and out of Phases 1 and 2, closing Railroad Vine Street, the landscape plan, and

line of sight issues. The consensus was to eliminate the current median and cut into another portion.

Mr. Barraco stated the site was addressed and confirmed to be adequate and consistent with the design requirements and the spacing is consistent with land development codes. He opined that closing Railroad Vine Street will create other problems and create fire access issues.

Discussion ensued regarding the increased traffic due to the 200 new townhomes that will be constructed, easing traffic flow, alternate routes, the four access points to the median openings, motorists going the wrong way on the left turn lanes, installing stop signs and addressing blind spots and line of sight issues.

A Board Member asked if Mr. Miars made any progress with EMS on the development on the other side of the road. Mr. Barraco stated, although he is not directly involved, he thinks there has been some progress. Mr. Barraco will confer with Mr. Miars and Mr. Adams about cutting the median and report back at the next meeting.

SIXTH ORDER OF BUSINESS

Update: Lee County's Sunshine Extension Project

Mr. Barraco stated, when this item first came up, some individuals were concerned that the right-of-way (ROW) could be put on the eastern edge of the property. He stated that the State is in control of the Sunshine Extension, not the County, and voiced his doubts that the State would ever vacate the easements.

SEVENTH ORDER OF BUSINESS

Continued Discussion: Fiscal Year 2024/2025 Proposed Budget

Mr. Adams stated the Treelined budget public hearing will be held at the September 5, 2024 meeting.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of May 31, 2024

The financials were accepted.

103

104 **NINTH ORDER OF BUSINESS**104 **Approval of June 6, 2024 Regular Meeting**
105 **Minutes**

106

107 The following change was made:

108 Line 214: Change “approved” to “cleaned”

109

110 **On MOTION by Mr. Morash and seconded by Mr. Asfour, with all in favor, the**
111 **June 6, 2024 Regular Meeting Minutes, as amended, were approved.**

112

113

114 **TENTH ORDER OF BUSINESS**114 **Staff Reports**

115

116 **A. District Engineer: Hole Montes**117 **• Update: Roadside Catch Basin Ownership Responsibility**

118 There was no update on this item.

119 Mr. Krebs reported the following:

120 ➤ The gopher tortoise trapping will commence on July 18, 2024.

121 Discussion ensued regarding how long the trapping will take, the trapping process, the
122 timing of the fence installation once the tortoises are removed, certification and permitting.

123 ➤ A contractor forwarded a proposal for the conservation repairs.

124 **B. District Counsel: Coleman, Yovanovich & Koester**125 Mr. Mitchell voiced his concerns about children swimming in the pond near the
126 community center and asked if there is anything the CDD can do to compel the HOA to do
127 something about that. Mr. Urbancic stated there is an obligation to be proactive and remind
128 residents that there are animals in the pond and swimming there is dangerous.129 Per Mr. Mitchell, Mr. Urbancic will send a letter to the HOA asking them to send an e-
130 blast discouraging residents from swimming in the ponds. Mr. Krebs will obtain pricing for “No
131 Swimming” signage. Mrs. Adams will order signage listing the types of wildlife in the ponds near
132 the Cascades on River Hall Parkway and have them installed.133 **C. District Manager: Wrathell, Hunt and Associates, LLC**

134 Mr. Adams stated there will be a bond presentation at the August meeting.

135 • **NEXT MEETING DATE: August 1, 2024 at 3:30 PM [Adoption of FY2025 Budget]**

136 ○ **QUORUM CHECK**

137 All Supervisors confirmed their attendance at the August 1, 2024 meeting.

138 Mrs. Adams, Mr. Adams and Mr. Krebs responded to questions regarding the storm
139 drains, GulfScapes' pricing, the fencing work, paving and the berm project.

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

141 The July Field Operations Status Report was included for informational purposes.

142

143 **ELEVENTH ORDER OF BUSINESS**

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

144

145

146 No members of the public spoke.

147

148 **TWELFTH ORDER OF BUSINESS**

Supervisors' Comments/Requests

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150 A Board Member apologized to the transcriptionist because Supervisors did not identify
151 themselves during the meeting.

152 Mr. Stark stated a homeowner reported damage to her yard by work crews and asked
153 Mr. Willis to inspect the property. Mr. Willis stated he was sent photographs of the property
154 and there was no damage.

155

156 **FIFTEENTH ORDER OF BUSINESS**

Adjournment

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158 There being nothing further to discuss, the meeting adjourned at 4:16 p.m.

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[SIGNATURES APPEAR ON THE NEXT PAGE]

RIVER HALL CDD

DRAFT

July 11, 2024

166

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170 _____
Secretary/Assistant Secretary

Chair/Vice Chair