

# RIVERCREST COMMUNITY DEVELOPMENT DISTRICT

---

October 15, 2018 Minutes of the Regular Meeting

## Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors for Rivercrest Community Development District was held on **Monday, October 15, 2018 at 6:30 p.m.** at the Rivercrest Clubhouse, located at 11560 Ramble Creek Drive, Riverview, Florida 33569.

### 1. CALL TO ORDER/ROLL CALL

Joe McGee called the Regular Meeting and of the Board of Supervisors of the Rivercrest Community Development District to order on **Monday, October 15, 2018 at 6:30 p.m.**

#### Board Members Present and Constituting a Quorum:

Joe McGee	Chairman
Elaine Sellent	Vice Chair
Frank Nocco	Supervisor
Lisa Fernandez	Supervisor
Ed Lamp	Supervisor

#### Staff Members Present:

Gene Roberts	Meritus
Rick Reidt	Onsite Staff
Michelle Reiss	District Counsel
Tonja Stewart	District Engineer

There were approximately 20 audience members present.

### 2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

### 3. CHAIRMAN COMMENTS ON DISTRICT MATTERS

Supervisor McGee briefly went over meeting procedures for the audience.

### 4. VENDOR/STAFF REPORTS

#### A. District Engineer – Tonja Stewart

##### i. Water Table 15 Review

Ms. Stewart went over the water tables in the pond that is flooding on Crestview. She explained the elevations of the different structures and weirs. Ms. Stewart said the issue is the result of a crushed underdrain that runs along the road. She will be meeting with the County to try and get them to accept ownership of the drain, which is in question, and to be responsible for the repairs.

49  
50  
51  
52  
53  
54  
55  
56  
57  
58  
59  
60  
61  
62  
63  
64  
65  
66  
67  
68  
69  
70  
71  
72  
73  
74  
75  
76  
77  
78  
79  
80  
81  
82  
83  
84  
85  
86  
87  
88  
89

A lengthy discussion between the Board, District Counsel, and the residents followed.

**B. District Counsel – Michelle Reiss**

Ms. Reiss stated that did not have anything new to report at this time.

**C. District Manager – Brian Howell**

Mr. Roberts summarized the memo Brian Howell had written. Supervisor McGee stated that the Board had voted on Meritus and Ms. Reiss splitting the refund, and he thinks Meritus should refund her half. Ms. Reiss explained it was her office’s clerical error and she should be responsible. Supervisor McGee disagreed.

**D. Operations Manager – Rick L. Reidt**

- i. Operation Manager’s Report**
- ii. Goal Tracking Short and Long Term**

Mr. Reidt went over his report. Supervisor Fernandez asked Mr. Reidt to contact HCSO and have them start ticketing non-residents for traffic violations. Supervisor McGee explained that they cannot issue citations to non-residents and only give residents a warning. It has to be one way or the other. The Board requested for Mr. Reidt to direct HCSO to start giving citations for all traffic violations. The Board discussed speed bumps for traffic calming.

**5. BUSINESS ADMINISTRATION**

**A. Consideration of Minutes of the Board of Supervisors Meeting September 17, 2018**

The Board reviewed the minutes.

MOTION TO:	Approve the September 17, 2018 meeting minutes.
MADE BY:	Supervisor Fernandez
SECONDED BY:	Supervisor Nocco
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion passed unanimously

**B. Consideration of Operations and Maintenance Expenditures September 2018**

The Board reviewed the O&Ms.

90

91

92

93

94

95

96

97

98

99

MOTION TO:	Approve the September 2018 O&Ms.
MADE BY:	Supervisor Sellent
SECONDED BY:	Supervisor Lamp
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion passed unanimously

**C. Review of Financial Statements Month Ending September 30, 2018**

100

101

102

103

104

The financials were reviewed and accepted. Supervisor Lamp commented about the invoices being tabbed to the correct line items. The Board discussed having all invoices signed off by Mr. Reidt.

105

**6. NEW BUSINESS**

106

**A. Encroachment Agreements for Review**

107

**i. 11636 Crest Creek Dr.**

108

109

110

The Board reviewed the encroachment agreement information for 11636 Crest Creek Dr.

111

112

113

114

115

116

117

MOTION TO:	Accept the encroachment agreement for 11636 Crest Creek Dr.
MADE BY:	Supervisor Fernandez
SECONDED BY:	Supervisor Nocco
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion passed unanimously

118

119

120

**ii. 11638 Crest Creek Dr.**

121

122

The Board reviewed the encroachment agreement information for 11638 Crest Creek Dr.

123

124

125

126

127

128

129

MOTION TO:	Accept the encroachment agreement for 11638 Crest Creek Dr.
MADE BY:	Supervisor Fernandez
SECONDED BY:	Supervisor Sellent
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion passed unanimously

130  
131  
132  
133  
134  
135  
136  
137  
138  
139  
140  
141  
142  
143  
144  
145  
146  
147  
148  
149  
150  
151  
152  
153  
154  
155  
156  
157  
158  
159  
160  
161  
162  
163  
164  
165  
166  
167

**iii. 11642 Crest Creek Dr.**

The Board reviewed the encroachment agreement information for 11642 Crest Creek Dr.

MOTION TO:	Accept the encroachment agreement for 11642 Crest Creek Dr.
MADE BY:	Supervisor Fernandez
SECONDED BY:	Supervisor Lamp
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion passed unanimously

**iv. 11025 Holly Cone Dr.**

The Board reviewed the encroachment agreement information for 11025 Holly Cone Dr.

MOTION TO:	Accept the encroachment agreement for 11025 Holly Cone Dr.
MADE BY:	Supervisor McGee
SECONDED BY:	Supervisor Fernandez
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion passed unanimously

**v. 11307 Palm Island Ave.**

The Board reviewed the encroachment agreement information for 11307 Palm Island Ave.

MOTION TO:	Accept the encroachment agreement for 11307 Palm Island Ave.
MADE BY:	Supervisor McGee
SECONDED BY:	Supervisor Fernandez
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion passed unanimously

v. **11438 Cocoa Beach Dr.**

The Board reviewed the encroachment agreement information for 11438 Cocoa Beach Dr.

MOTION TO:	Accept the encroachment agreement for 11438 Cocoa Beach Dr.
MADE BY:	Supervisor McGee
SECONDED BY:	Supervisor Fernandez
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion passed unanimously

The Board discussed tabling any encroachment agreement requests not on the agenda so they have a chance to review the requests.

MOTION TO:	Table any request not on the agenda so the Board has a chance to review.
MADE BY:	Supervisor Nocco
SECONDED BY:	Supervisor Sellent
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion passed unanimously

**7. OLD BUSINESS**

**A. Discussion on Rental Rates and Income and Non-Resident Rental**

The Board discussed the current rental fees for resident and non-residents for the Cabana, pool, and meeting room. Mr. Reidt will revise the current policies and present at the next meeting. The Board discussed residents paying the fee to use the Cabana for parties.

MOTION TO:	Not charge residents a fee to use the Cabana for parties.
MADE BY:	Supervisor McGee
SECONDED BY:	Supervisor Nocco
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion passed unanimously

208 **8. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION**  
209

210 A resident asked for the pond that is flooding to be better maintained as far as debris. Another  
211 resident mentioned that a suspicious white truck was driving around the ponds at night. There  
212 was also a resident comment that the HOA should share the cost of filing the easement  
213 documents since they approved the fences. Residents then commented about the condition of the  
214 landscaping at the pocket park, having residents contact the news media complaining about the  
215 flood issue, and that the street lights are too bright.  
216

217  
218 **9. SUPERVISOR REQUESTS**  
219

220 Supervisor Nocco discussed the \$250 easement encroachment agreement fee.  
221

222	MOTION TO:	Eliminate the cost of the easement fee to residents
223		from \$250 and re-establish a lower fee.
224	MADE BY:	Supervisor Sellent
225	SECONDED BY:	Supervisor Nocco
226	DISCUSSION:	None further
227	RESULT:	Called to Vote: Motion PASSED
228		5/0 – Motion passed unanimously

229  
230 Supervisor Lamp would like revised pool rules and for resident comments to be at the start of the  
231 meeting. He also asked that cars not be towed on Halloween night, but the rest of the Board  
232 disagreed.  
233

234  
235 **10. ADJOURNMENT**  
236

237	MOTION TO:	Adjourn at 9:03 a.m.
238	MADE BY:	Supervisor Sellent
239	SECONDED BY:	Supervisor Nocco
240	DISCUSSION:	None further
241	RESULT:	Called to Vote: Motion PASSED
242		5/0 – Motion passed unanimously

243  
244

245 \*Please note the entire meeting is available on disc.

246

247 \*These minutes were done in summary format.

248 \*Each person who decides to appeal any decision made by the Board with respect to any matter  
249 considered at the meeting is advised that person may need to ensure that a verbatim record of  
250 the proceedings is made, including the testimony and evidence upon which such appeal is to be  
251 based.

252

253 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly  
254 noticed meeting held on 11-26-18.

255

256

257 Signature

258

259

260 Printed Name

261

262 Title:

263  Secretary

264  Assistant Secretary

265

266

267

268

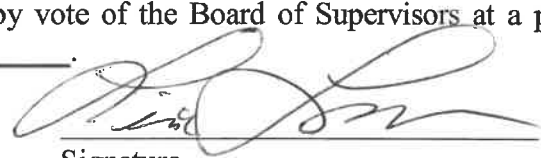
269

270

271

272

273



Signature



Printed Name

Title:

Chairman

Vice Chairman

Recorded by Records Administrator  


Signature

12-5-18

Date

