

RIVERCREST COMMUNITY DEVELOPMENT DISTRICT

1 **May 20, 2019 Minutes of the Regular Meeting**

2
3 **Minutes of the Regular Meeting**

4
5 The Regular Meeting of the Board of Supervisors for Rivercrest Community Development
6 District was held on **Monday, May 20, 2019 at 6:30 p.m.** at the Rivercrest Clubhouse, located
7 at 11560 Ramble Creek Drive, Riverview, Florida 33569.
8

9
10 **1. CALL TO ORDER/ROLL CALL**

11 Supervisor Fernandez called the Regular Meeting and of the Board of Supervisors of the
12 Rivercrest Community Development District to order on **Monday, May 20, 2019 at 6:30 p.m.**
13

14
15 **Board Members Present and Constituting a Quorum:**

16 Lisa Fernandez	Chair
17 Ed Lamp	Vice Chair
18 Elaine Sellent	Supervisor
19 Catherine Arnaez	Supervisor
20 Michael Ryan	Supervisor

21
22 **Staff Members Present:**

23 Debby Nussel	Meritus
24 Gene Roberts	Meritus
25 Rick Reidt	Onsite Staff

26
27 There were approximately 15 audience members present.
28

29
30 **2. PLEDGE OF ALLEGIANCE**

31 The Pledge of Allegiance was recited.
32

33
34 Mrs. Nussel went over the rules and procedure of the meeting with the audience.
35

36
37 **3. AUDIENCE QUESTION AND COMMENTS ON AGENDA ITEMS**

38
39 There were resident comments on the conditions of the ponds, not being happy with board
40 choosing to stay with Meritus, the landscapers mowing over palm fronds in the common areas,
41 rentals not following the rules, support for the Board's decision to stay with Meritus, a sign-up
42 list for newsletter, and wanting to rent the cabana area or clubhouse and use the pool.
43
44
45

46 **4. VENDOR/STAFF REPORTS**

47 **A. District Engineer – Tonja Stewart**

48
49 Mr. Reidt stated that he had followed up with Ms. Stewart on the traffic calming study and
50 drainage at Crest Creek Lake. Ms. Stewart has not received any update on the study. She is
51 monitoring Crest Creek to make sure it is draining, and Mr. Reidt is also monitoring Crest Creek.

52
53 **B. District Counsel – Michelle Reiss**

54
55 Ms. Drab updated the Board via email for her items.

56
57 **C. District Manager – Debby Nussel**

58
59 Mrs. Nussel stated that she and Mr. Roberts had toured the community last week with Mr. Reidt.
60 Mrs. Nussel recommended that the Board go out for bids for a new aquatics' vendor. The Board
61 agreed.

62
63 **D. Operations Manager – Rick L. Reidt**

64 **i. Operation Manager's Report**

65
66 Mr. Reidt went over his report with the Board. He stated that they have been experiencing
67 requests from residents to be able to use the community center pool and child spray feature with
68 community room rentals. Residents would prefer the community center pool, because it is
69 smaller with the spray feature, and the District rules allow more toys than permitted in the
70 Cabana.

71
72 The Board discussed this item. Supervisor Fernandez thought it was a good idea to have
73 residents to be able to rent the clubhouse with the pool. Supervisor Lamp wanted to look at the
74 fees for the rentals and would like to have this item on the agenda next month. Supervisor Ryan
75 opposed this idea because allowing 30 people to use the pool would not allow for a lot of
76 homeowners to use the pool, due to the pool permit limit. Supervisor Arnaez and Supervisor
77 Sellent thought it was a good idea. The Board agreed to have the rental fees on next month's
78 agenda. The Board discussed allowing the one resident to have their party until the Board can
79 discuss this issue.

80
81 **MOTION TO:** Approve the rental for this one time to use the
82 clubhouse and pool on June 29, 2019, and to make
83 sure this date works with Mr. Reidt.
84 **MADE BY:** Supervisor Lamp
85 **SECONDED BY:** Supervisor Sellent
86 **DISCUSSION:** None further
87 **RESULT:** Called to Vote: Motion PASSED
88 4/1 – Supervisor Ryan opposed.

89
90

91 **ii. Goal Tracking Short and Long Term**

92
93 Mr. Reidt stated that he is currently working with the Vice Chair on this item.
94
95

96 **5. BUSINESS ADMINISTRATION**

97 **A. Consideration of Minutes of the Board of Supervisors Meeting April 15, 2019**

98
99 The Board reviewed the minutes and noted the correction that the HOA donated \$1,000 to the
100 Easter egg hunt instead of \$100. Supervisor Ryan stated that he is not getting the meeting book
101 sent to his supervisor email account. Mrs. Nussel said she will make sure this is corrected.
102

103	MOTION TO:	Approve the April 15, 2019 minutes with the
104		correction.
105	MADE BY:	Supervisor Sellent
106	SECONDED BY:	Supervisor Arnaez
107	DISCUSSION:	None further
108	RESULT:	Called to Vote: Motion PASSED
109		5/0 – Motion passed unanimously

110
111 **B. Consideration of Minutes of the Board of Supervisors Meeting April 29, 2019**

112
113 The Board reviewed the minutes.
114

115	MOTION TO:	Approve the April 29, 2019 minutes.
116	MADE BY:	Supervisor Lamp
117	SECONDED BY:	Supervisor Fernandez
118	DISCUSSION:	None further
119	RESULT:	Called to Vote: Motion PASSED
120		5/0 – Motion passed unanimously

121
122 **C. Consideration of Operations and Maintenance Expenditures April 2019**

123
124 The Board reviewed the O&Ms. Supervisor Sellent is concerned with the office supplies line
125 item. Mr. Reidt stated the high cost was for the access cards, and they should have enough for
126 the rest of the year. Supervisor Lamp asked about the Republic Services invoice. It was \$12
127 higher, but he thought the CDD had a locked in price. Mrs. Nussel will look into the contract.
128 Supervisor Lamp asked about the Greenview invoice. He wanted to know if this the proposal the
129 Board approved back in the fall. Mr. Reidt said yes. Supervisor Lamp also asked about the
130 Hawkins Services invoice. Mr. Reidt stated that they use Hawkins because they handle the
131 warranty work.
132

133 MOTION TO: Approve the April 2019 O&Ms.
134 MADE BY: Supervisor Fernandez
135 SECONDED BY: Supervisor Lamp
136 DISCUSSION: None further
137 RESULT: Called to Vote: Motion PASSED
138 5/0 – Motion passed unanimously

139
140 **D. Review of Financial Statements Month Ending April 30, 2019**
141

142 The financials were reviewed and accepted. Supervisor Lamp asked about the rental and lease
143 line item for \$100 and the fountain and parks line item. Mr. Roberts stated that the fountain and
144 parks cost was for the dog stations. The Board discussed the capital improvement line item.
145 Supervisor Lamp asked about the Greenview \$10K plant replacement invoice, the other two
146 plant replacement invoices, and the debt service line item. Mrs. Nussel stated she will follow up
147 on these items and send the Board an update. Supervisor Lamp said he would like to make sure
148 all staff members are coding invoices correctly and are on the same page.
149

150
151 **6. NEW BUSINESS**

152 **A. Consideration of Resolution 2019-02; Approving Fiscal Year 2020 Proposed Budget**
153

154 Mrs. Nussel went over the resolution and budget line items. The Board would like to reduce the
155 District Counsel line item to \$15K, rename the website administration to include IT services
156 (email storage, etc.), and add \$5K to the landscape plant replacement program. The Board would
157 also like to follow up on the field manager, erosion control, and staffing line items. Supervisor
158 Lamp would like to make sure they do not need another \$1K or \$2K in the staffing line item.
159 Supervisor Lamp asked about different options for the capital reserve line item.
160

161 MOTION TO: Approve Resolution 2019-02, setting the public
162 hearing for Monday, August 19, 2019 at 6:30 p.m. at
163 the Rivercrest clubhouse.
164 MADE BY: Supervisor Lamp
165 SECONDED BY: Supervisor Sellent
166 DISCUSSION: None further
167 RESULT: Called to Vote: Motion PASSED
168 5/0 – Motion passed unanimously

169
170 **B. Annual Qualified Electors Disclosure**
171

172 Mrs. Nussel announced that Rivercrest CDD has 2,463 qualified electors as of April 15, 2019.
173
174

175 **C. Resurfacing Community Center and Fitness Trail**

176
177 Mr. Reidt reviewed the proposals with the Board. The Board would like for Mr. Reidt to get
178 more proposals and look at getting concrete proposals as well.

179
180
181 **7. OLD BUSINESS**

182 **A. Discussion on ADA Website**

183
184 Mr. Reidt and Supervisor Lamp updated the Board on the website.

185
186 Mr. Reidt went over the resident incident that happened at the facilities the previous weekend.
187 Mr. Reidt sent the Board an email that outlined the entire incident. The Board discussed the
188 incident. The Board wants to support staff but also to make sure they are courteous to the
189 residents.

190
191 MOTION TO: Approve rental suspension for one year and a 90-day
192 access card suspension, and keep the rental deposit
193 for Anthony.
194 MADE BY: Supervisor Arnaez
195 SECONDED BY: Supervisor Lamp
196 DISCUSSION: None further
197 RESULT: Called to Vote: Motion PASSED
198 5/0 – Motion passed unanimously

199
200 Mr. Reidt updated the Board on the warning letter that went out to the homeowner about the
201 incident at the pool. The Board had a lengthy decision about how staff should handle different
202 situations with homeowners. Mr. Reidt will do more coaching with the staff.

203
204
205 **8. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**

206
207 Residents made comments about proper staffing for pool, staff calling the Sheriff's office when
208 there is a problem, sending an email blast to the community and posting on website about Crest
209 Creek, pond vendor recommendation, training for staff, volunteers for projects in the community,
210 the townhomes parking lot agreement, needing to be harder on suspensions, looking for
211 homeowner signatures for a speeding problem, safety concerns with extra kids at the pool for
212 parties, needing to make sure parents supervise their children, residents needing to respect staff,
213 and needing to make sure homeowners follow the rules, and fees for rentals.

214
215 Supervisor Lamp discussed a traffic study update, staff training, that the Board needs to review
216 the rules for the District, videotaping, and using the cabana to offer drinks and snacks.

217

218 Supervisor Arnaz is recording everything she sees in regards to the traffic calming study. She
219 asked Mr. Reidt if the gas is working again. She also stated that she would like to look at using
220 the volunteer form more for work items.

221
222 Supervisor Ryan commented about traffic calming, the pool rules, and how to enforce the rules.
223 He wanted to make sure that staff knows to call the Sheriff if needed.

224
225 Supervisor Sellent said that she agrees with what the Board has already stated. She said that the
226 Board needs to support the staff and follow the rules.

227
228 Supervisor Fernandez also agreed with what the Board had already said.

229

230

231 **9. ADJOURNMENT**

232

233

MOTION TO:	Adjourn.
MADE BY:	Supervisor Fernandez
SECONDED BY:	Supervisor Lamp
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion passed unanimously

234

235

236

237

238

239

240

August 2019

August 2019

Su	Mo	Tu	We	Th	Fr	Sa
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

September 2019

Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Jul 28	29	30	31	Aug 1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

241 *Please note the entire meeting is available on disc.

242

243 *These minutes were done in summary format.

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

248

249 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
250 noticed meeting held on 6-17-19.

251

252

253 Signature

254

255

256 Printed Name

257

258 Title:

259 Secretary

260 Assistant Secretary

261

262

263

264

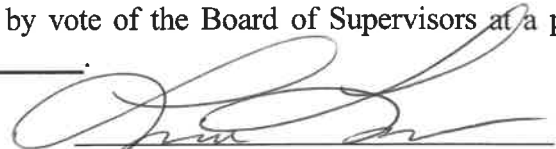
265

266

267

268

269



Signature

Lisa Fernandez

Printed Name

Title:

Chairman

Vice Chairman

Recorded by Records Administrator



Signature

07/01/19

Date

