

RIVERCREST COMMUNITY DEVELOPMENT DISTRICT

1 **June 17, 2019 Minutes of the Regular Meeting**

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3 **Minutes of the Regular Meeting**

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5 The Regular Meeting of the Board of Supervisors for Rivercrest Community Development
6 District was held on **Monday, June 17, 2019 at 6:30 p.m.** at the Rivercrest Clubhouse, located
7 at 11560 Ramble Creek Drive, Riverview, Florida 33569.
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10 **1. PLEDGE OF ALLEGIANCE**

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12 Supervisor Fernandez led the pledge.
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15 **2. CALL TO ORDER/ROLL CALL**

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17 Supervisor Fernandez called the Regular Meeting and of the Board of Supervisors of the
18 Rivercrest Community Development District to order on **Monday, June 17, 2019 at 6:30 p.m.**
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20 **Board Members Present and Constituting a Quorum:**

21 Lisa Fernandez Chair
22 Ed Lamp Vice Chair
23 Elaine Sellent Supervisor
24 Catherine Arnaez Supervisor
25 Michael Ryan Supervisor
26

27 **Staff Members Present:**

28 Debby Nussel Meritus
29 Rick Reidt Onsite Staff
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31 A representative from SK Lawns and Ponds was present.
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33 There were approximately eight audience members present.
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36 **3. AUDIENCE QUESTION AND COMMENTS ON AGENDA ITEMS**

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38 There were resident comments about community rules and staffing on the weekend. The Board
39 discussed adding staff on the weekend.
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42 **4. VENDOR/STAFF REPORTS**

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

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45 There was no update from the District Engineer at this time.
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B. District Counsel – Michelle Reiss
i. Update on Meritus Contract

Mrs. Nussel went over Ms. Reiss’s email that she sent to the Board. The text of the email from Ms. Reiss is as follows:

- 1) Meritus contract – Meritus sent over a proposed contract. I proposed some revisions. Meritus is reviewing the revisions and once I have their response we will finalize the contract.
- 2) Notice of Copyright Infringement – I have not received any response to the letter I sent to Mr. Tomelleri’s lawyer. Unless I hear from him, I will consider this matter closed. Tomelleri’s lawyer should not contact anyone else but please let me know if he does contact District Management or any Supervisors or employees of the District.
- 3) Rivercrest HOA Community gathering – The Rivercrest Association requested the District to suspend its policy of closing the pool in the event of lightning/severe weather during their event. Although the Rivercrest Association has agreed to get insurance for the event, without further information, I do not recommend waiving or suspending the policy which is designed to avoid injury. If the Board would like me to do so, I will reach out to the Rivercrest Association’s attorneys for more information as to what they are requesting and why.
- 4) Rivercrest cameras – A resident inquired about the background checks performed on Board members with remote camera access. The resident did not state the reason for their inquiry. I am not aware of any legal reason the District would need to perform any background checks or other inquiry on Board members with remote camera access. It is my understanding that the cameras view the pool and other public areas of District property where residents and visitors would not have a reasonable expectation of privacy.

C. District Manager – Debby Nussel
Manager’s Report
i. Discussion on 2020 Proposed Budget

Mrs. Nussel and the Board reviewed the proposed budget. The Board discussed the District Counsel line item and if they should lower it some more. The Board agreed to leave it as is.

ii. Staff Action List

Mrs. Nussel reviewed the action items. She stated that by the end of the week, the Board will have the capital reserve options.

The Board agreed to move up New Business Item 6C on the agenda since SK Lawns and Ponds was in attendance.

93 **6. NEW BUSINESS**
94 **C. Discussion on Proposals for Aquatics Services**

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96 Mrs. Nussel reviewed the breakdown of the proposals with the Board. SK Lawns and Ponds
97 went over their proposal and provided the background of their company. The Board asked
98 questions about their proposal and the cost. The Board also asked them how long they thought it
99 would take to get the ponds turned around and notice a improvement. The Board discussed the
100 proposals and liked that the co-owner of SK was a resident of Rivercrest and a small business.
101 The Board asked again about SK's pricing. SK agreed to come down on the fountain and aerator
102 proposal to \$2,560 for 4 times a year.
103

104	MOTION TO:	Accept the SK Lawns and Ponds proposal for
105		\$26,560 a year.
106	MADE BY:	Supervisor Sellent
107	SECONDED BY:	Supervisor Ryan
108	DISCUSSION:	Mrs. Nussel verified the price with the Board:
109		\$24,000 for ponds and \$2,560 for fountain and
110		aerator maintenance.
111	RESULT:	Called to Vote: Motion PASSED
112		5/0 – Motion passed unanimously

113
114 The Board continued to discuss the aquatics contract.
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116	MOTION TO:	Terminate the Remson Aquatics contract.
117	MADE BY:	Supervisor Sellent
118	SECONDED BY:	Supervisor Armaez
119	DISCUSSION:	None further
120	RESULT:	Called to Vote: Motion PASSED
121		5/0 – Motion passed unanimously

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124 **4. VENDOR/STAFF REPORTS (cont.)**
125 **D. Operations Manager – Rick L. Reidt**
126 **i. Operation Manager's Report**
127 **ii. Goal Tracking Short and Long Term**
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129 The Board reviewed the reports. Mr. Reidt asked the Board about accepting the new towing
130 contract with the same company but new name.
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MOTION TO:	Accept the towing contract.
MADE BY:	Supervisor Fernandez
SECONDED BY:	Supervisor Sellent
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion passed unanimously

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141 **5. BUSINESS ADMINISTRATION**

142 **A. Consideration of Minutes of the Board of Supervisors Meeting May 20, 2019**

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144 The Board reviewed the minutes.

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146

MOTION TO:	Approve the May 20, 2019 minutes.
MADE BY:	Supervisor Sellent
SECONDED BY:	Supervisor Lamp
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion passed unanimously

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153 **B. Consideration of Operations and Maintenance Expenditures May 2019**

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155 The Board reviewed the O&Ms and asked about the Greenview invoice for \$244, Ken Avery, the
156 MHD overnight charge, the Republic Service invoice still showing \$12.50 more, and the Zebra
157 invoice. The Board requested to have the family pool removed from the invoices and have
158 community center pool and cabana.

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MOTION TO:	Approve the May 2019 O&Ms.
MADE BY:	Supervisor Lamp
SECONDED BY:	Supervisor Sellent
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion passed unanimously

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167 **C. Review of Financial Statements Month Ending May 31, 2019**

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169 The financials were reviewed and accepted. Supervisor Lamp asked about the \$27,743.80 tax
170 and how is it reconciled with the budget. Mrs. Nussel stated she will follow up with Alex Wolfe
171 at Meritus. The Board wanted to make sure the financials match the budget. The Board asked

172 Mr. Reidt about the returned check for the rental; they also asked about the fountain and park
173 line item. The Board asked if Meritus can place what the check was for by the names on the
174 checks – “HCSO” for example.

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177 **6. NEW BUSINESS (cont.)**

178 **A. Discussion on Community Room Rental with Community Center Pool Usage**

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180 Mr. Reidt went over the Rental and Pool Usage Agreement with the Board. The Board agreed to
181 close the rentals at 8:30 pm, not 9:00 pm. The Board discussed the community pool and splash
182 pad addendum agreement. They also discussed at length the grill usage. The Board agreed to
183 have Supervisor Arnaez proofread the agreement.

184

185 **B. Discussion on Rental Fees and District Rules**

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187 Mr. Reidt reviewed the Rental Fees Agreement and District rules with the Board. The Board
188 discussed the fees and agreements and agreed to have one grill at the cabana available for
189 residents. The Board also discussed staffing for rentals and also the grill rentals and what would
190 work best for the residents. The Board agreed to take off one grill from the premium usage
191 agreement. They then discussed the cost of the grills. The Board agreed to \$20.00 for the gas
192 grills and a \$50.00 deposit.

193
194 Supervisor Fernandez went over the schedule of fees and action report for the amenity center.
195 The Board discussed the guidelines and the pros and cons of having this list for the staff; they
196 would like to get District Counsel’s opinion on this matter.

197

198 **D. Discussion on Projects for Volunteers – Volunteer Form**

199
200 Mrs. Nussel stated that the Board mentioned at the last meeting that they would like to look at
201 having volunteers help around the community and use the volunteer form. The Board discussed.
202 Mr. Reidt reviewed some items that will need to be done this fall. The Board liked the idea of
203 having a volunteer day in the fall.

204

205

206 **7. OLD BUSINESS**

207 **A. Discussion on Sealcoat/Painting of Parking – Fitness Trail Recoat or Concrete**
208 **Proposals**

209
210 The Board reviewed the proposals. Mr. Reidt went over the cost of each proposal. The Board
211 wanted to know the difference between concrete vs. asphalt. They also would like to get another
212 proposal for concrete.

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215 **8. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**

216
217 Residents commented on swim lessons and using both pools. There were also discussion on the
218 HOA event and having a walk-through with Mr. Reidt for the summer event.

219
220 Supervisor Arnaez discussed new plants on Symmes Road and sidewalk repairs on Crest Creek.
221 Supervisor Sellent discussed small children in hot tub and sidewalk repairs. Supervisor Lamp
222 discussed the HOA event and stated that the CDD Board must have all the information at the
223 July meeting to approve. Supervisor Lamp also went over sidewalk repair concerns and stated
224 that a car stolen was at the parking lot. He also said that the Board might want to look at getting
225 lockers for the amenity area. Supervisor Fernandez discussed naming the two different pools.
226

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228 **9. ADJOURNMENT**
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230	MOTION TO:	Adjourn.
231	MADE BY:	Supervisor Fernandez
232	SECONDED BY:	Supervisor Arnaez
233	DISCUSSION:	None further
234	RESULT:	Called to Vote: Motion PASSED
235		5/0 – Motion passed unanimously

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

239

240 *These minutes were done in summary format.

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

245

246 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
247 noticed meeting held on 8-19-19.

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250 Signature

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253 Printed Name

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255 Title:

256 Secretary

257 Assistant Secretary

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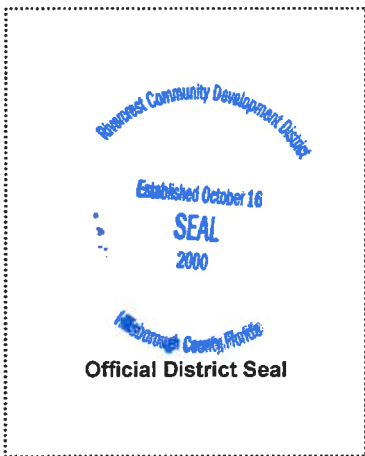
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Signature

Printed Name

Title:

Chairman

Vice Chairman

Recorded by Records Administrator

Signature

Date