

RIVERCREST COMMUNITY DEVELOPMENT DISTRICT

July 15, 2019 Minutes of the Public Meeting & Regular Meeting

Minutes of the Public Meeting & Regular Meeting

The Public Meeting & Regular Meeting of the Board of Supervisors for Rivercrest Community Development District was held on **Monday, July 15, 2019 at 6:30 p.m.** at the Rivercrest Clubhouse, located at 11560 Ramble Creek Drive, Riverview, Florida 33569.

1. PLEDGE OF ALLEGIANCE

Supervisor Fernandez led the pledge.

2. CALL TO ORDER/ROLL CALL

Supervisor Fernandez called the Public Meeting & Regular Meeting and of the Board of Supervisors of the Rivercrest Community Development District to order on **Monday, July 15, 2019 at 6:30 p.m.**

Board Members Present and Constituting a Quorum:

Lisa Fernandez	Chair
Ed Lamp	Vice Chair
Elaine Sellent	Supervisor
Catherine Arnaez	Supervisor
Michael Ryan	Supervisor

Staff Members Present:

Debby Nussel	Meritus	
Rick Reidt	Onsite Staff	
Michelle Reiss	District Counsel	<i>via conference call</i>

There were approximately 11 audience members present.

3. AUDIENCE QUESTION AND COMMENTS ON AGENDA ITEMS

A resident commented about the summer festival event and asked if employees who are also residents will be able to attend. Supervisor Ryan will invite all onsite employees. A resident then discussed the HOA/CDD agreement and said that everything is in order. A resident also said that the negative comments about the HOA event need to stop.

4. VENDOR/STAFF REPORTS

A. District Engineer – Tonja Stewart

There was no update from the District Engineer at this time.

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B. District Counsel – Michelle Reiss

Ms. Reiss went over the HOA/CDD agreement for the summer festival. She recommended having one or two people from the District designated as a point of contact and delegated the authority to be the decision-makers if something comes up. The Board asked about the weather policy. The HOA said the intent was to clear the pool and swing-sets, but the pool deck itself would remain open and people need to take cover. Supervisor Lamp was concerned about relaxing a safety rule and setting a precedent. The Board discussed. Ms. Reiss went over that the HOA would need to provide a COI for the event with the CDD as additional insured before the event. The HOA will have a waiver for residents to sign when they get their wristbands as they enter the event.

Supervisor Fernandez asked Ms. Reiss for an update on the parking in the townhomes. Ms. Reiss said that the attorney for the townhomes is getting an engineering report for the issue and will have a cost to repair it. Then they can decide how to divvy about the responsibility between the townhomes and the CDD to cover what parts of the repair. Ms. Reiss also asked for a report on what they have done to maintain the parking lot to help determine responsibility for the repairs.

Ms. Reiss exited the conference call.

MOTION TO:	Accept the HOA/CDD Summer Festival Agreement with Supervisor Lamp and Mr. Reidt as the CDD representatives.
MADE BY:	Supervisor Arnaez
SECONDED BY:	Supervisor Sellent
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion passed unanimously

Mr. Reidt will work around staff for event so they can attend. The HOA agreed to invite all the CDD employees.

MOTION TO:	Authorize Supervisor Fernandez to approve any changes to the HOA/CDD agreement up until the event.
MADE BY:	Supervisor Lamp
SECONDED BY:	Supervisor Sellent
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion passed unanimously

93 **C. District Manager – Debby Nussel**

94 **i. Staff Action List**

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96 Mrs. Nussel briefly went over the action list. She mentioned to the Board that she is holding the
97 Remson invoice \$3,995.00 because she was waiting on confirmation from Remson that they
98 received approval from the Board or staff. The Board agreed.
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100 **D. Operations Manager – Rick L. Reidt**

101 **i. Operation Manager’s Report**

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

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104 Mr. Reidt went over the report and goal tracking. He also went over the Supervisor of Elections
105 agreement for 2020 with the Board.
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107	MOTION TO:	Approve the Supervisor of Elections agreement with
108		dates and waiving the fees.
109	MADE BY:	Supervisor Sellent
110	SECONDED BY:	Supervisor Fernandez
111	DISCUSSION:	None further
112	RESULT:	Called to Vote: Motion PASSED
113		5/0 – Motion passed unanimously

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115 Mr. Reidt briefly went over some issues with decorations at the cabana with the Board.
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117 **iii. Encroachment 11412 Bay Gardens Loop**

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119 Mr. Reidt went over the encroachment problem with 11412 Bay Gardens Loop. The resident
120 spoke about his property. The Board discussed this issue with the resident. The Board shared
121 their thoughts on an encroachment agreement and would like for Mr. Reidt to review the
122 property to make sure there are no other issues with any other properties before they vote. The
123 Board agreed to table this until the next meeting.
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125 **iv. Encroachment 11414 Bay Gardens Loop**

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127 This encroachment was also tabled until the next meeting.
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129 Supervisor Sellent asked about the goal listed on page 9 for the Balm camera removal. She
130 wanted to know if the County will help pay for it; Mr. Reidt will ask. Supervisor Sellent also
131 asked about the water fountain for water table 14 and asked to have it bid out by the new
132 company. Supervisor Lamp asked about the TECO lighting and mapping. Mr. Reidt said TECO
133 is working on it.
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137 **5. BUSINESS ADMINISTRATION**

138 **A. Consideration of Minutes of the Board of Supervisors Meeting June 17, 2019**

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140 The Board reviewed the minutes.
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142	MOTION TO:	Approve the June 17, 2019 minutes.
143	MADE BY:	Supervisor Sellent
144	SECONDED BY:	Supervisor Lamp
145	DISCUSSION:	None further
146	RESULT:	Called to Vote: Motion PASSED
147		5/0 – Motion passed unanimously

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149 **B. Consideration of Operations and Maintenance Expenditures June 2019**

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151 The Board reviewed the O&Ms. Supervisor Arnaez asked about the ADA site compliance
152 invoice on page 22. She also asked to have the term “family pool” taken off and mentioned the
153 cost of the Heritage invoice on page 41.
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155 Supervisor Sellent asked about the TECO invoice for the front street lights and said that the
156 Preserve at Riverview should pay for the front section. The CDD should only pay for 14 instead
157 of 19 poles for that area. She also asked about the website services invoice on page 134 and the
158 well maintenance invoice on page 135. The HOA reimbursed the CDD for part of the well
159 maintenance.
160

161 Supervisor Ryan asked if the water bill cost is in line. RR stated yes. Supervisor Ryan also asked
162 about the cost of the Advance Energy invoice. Mr. Reidt stated that they gave the CDD a credit.
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164 Supervisor Lamp asked about the Zebra pool cleaning cost. Mr. Reidt said it is per the contract.
165 Supervisor Lamp also asked about the Advance Energy invoice and if is there anything that can
166 be done to help with the cost.
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168 Supervisor Arnaez went over that some of the off-duty officers’ reports are very in-depth, and
169 she would like for all the reports to be detailed and not just good. Supervisor Arnaez asked about
170 the Greenview invoice for the field and how the treatments work. Mrs. Nussel will get the cost of
171 nematicide for the field and send the information to the Board. The Board discussed the field,
172 how much it is used, and and what standards they would like to have for the field.
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174	MOTION TO:	Approve the June 2019 O&Ms.
175	MADE BY:	Supervisor Lamp
176	SECONDED BY:	Supervisor Sellent
177	DISCUSSION:	None further
178	RESULT:	Called to Vote: Motion PASSED
179		5/0 – Motion passed unanimously

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C. Review of Financial Statements Month Ending June 30, 2019

The financials were reviewed and accepted. Supervisor Arnaez asked about pool line item and wanted to know if it should be increased. Supervisor Lamp said the shades should be under capital reserves, not the capital improvements. The spa heater should be capital reserves. Supervisor Lamp asked about the \$56,000 from a previous year. Mrs. Nussel will look at the audit for more information. Supervisor Lamp also asked about the capital reserves, and Mrs. Nussel explained.

6. RECESS TO PUBLIC HEARING

Mrs. Nussel directed the Board to recess to the public hearing.

7. PUBLIC HEARING ON PROPOSED USER FEES & POLICY FOR RESIDENT & NON-RESIDENT USE OF DISTRICT RECREATIONAL FACILITIES

A. Open the Public Hearing on Proposed User Fees & Policy for Resident & Non-Resident Use of District Recreational Facilities

MOTION TO:	Open the public hearing on Proposed User Fees & Policy for Resident & Non-Resident Use of District Recreational Facilities.
MADE BY:	Supervisor Sellent
SECONDED BY:	Supervisor Arnaez
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion passed unanimously

B. Staff Presentations

Mr. Reidt went over the proposed changes with the Board. The Board discussed the changes, rental costs, and policies.

The full discussion is available on audio recording.

C. Public Comments

Residents commented about leaving the party at the grill and defining what constitutes a party, the deposit cost and damages, and the weather policy.

223 **D. Consideration of Resolution 2019-03; Adopting User Fees & Policy for Resident**
224 **& Non-Resident Use of District Recreational Facilities**

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226 The Board reviewed the resolution.

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MOTION TO: Approve Resolution 2019-03 Adopting User Fees &
Policy for Resident & Non-Resident Use of District
229 Recreational Facilities in substantial form and review
230 from Counsel.

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MADE BY: Supervisor Sellent

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SECONDED BY: Supervisor Lamp

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DISCUSSION: None further

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RESULT: Called to Vote: Motion PASSED

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5/0 – Motion passed unanimously

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238 **E. Close the Public Hearing on Proposed User Fees & Policy for Resident & Non-**
239 **Resident Use of District Recreational Facilities**

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MOTION TO: Close the public hearing.

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MADE BY: Supervisor Sellent

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SECONDED BY: Supervisor Arnaez

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DISCUSSION: None further

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RESULT: Called to Vote: Motion PASSED

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5/0 – Motion passed unanimously

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249 **8. RETURN TO REGULAR MEETING**

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251 Mrs. Nussel directed the Board to return to the regular meeting.

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254 **9. NEW BUSINESS**

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A. Consideration of Resolution 2019-04; Designating Officers

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257 The Board reviewed the resolution. The officers will remain the same except that Mrs. Nussel
258 will be added as an Assistant Secretary.

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MOTION TO:	Approve Resolution 2019-04; Designating Officers.
MADE BY:	Supervisor Sellent
SECONDED BY:	Supervisor Fernandez
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion passed unanimously

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10. OLD BUSINESS

A. Sealcoat/Painting of Parking – Fitness Trail Recoat or Concrete

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The Board reviewed the proposals. Supervisor Sellent felt that only the parking lot should be done. Supervisor Fernandez agreed. Supervisor Lamp stated that they should wait and see if they have to cover the townhomes. The Board agreed to wait until they find out about the townhomes.

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11. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

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Residents commented on the plants in the backyard and the HOA having a record, the aquatics company and having them remove the island of plants, and that Remson should be held accountable. The Board agreed.

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Supervisor Ryan asked about the cost of the landscape invoice for nematicide for the field.

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Supervisor Arnaez would like to see Ms. Stewart’s traffic calming study and progress. She also asked about following up regarding the HOA letter to the County.

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12. ADJOURNMENT

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MOTION TO:	Adjourn.
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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298 *Please note the entire meeting is available on disc.

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300 *These minutes were done in summary format.

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

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

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310 Signature

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313 Printed Name

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315 Title:

316 Secretary

317 Assistant Secretary

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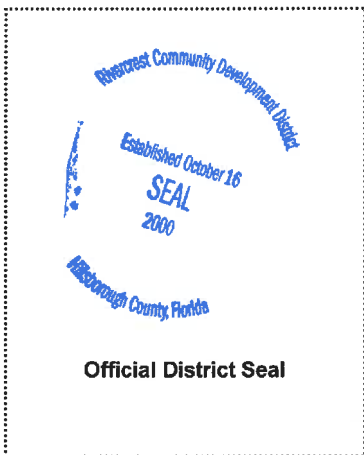
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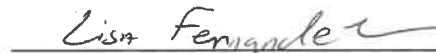
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Signature



Printed Name

Title:

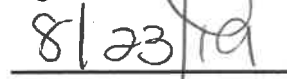
Chairman

Vice Chairman

Recorded by *Records Administrator*



Signature



Date