

RIVERCREST COMMUNITY DEVELOPMENT DISTRICT

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**August 19, 2019 Minutes of the Regular Meeting and Public Hearings**

**Minutes of the Regular Meeting and Public Hearings**

The Regular Meeting and Public Hearings of the Board of Supervisors for Rivercrest Community Development District was held on **Monday, August 19, 2019 at 6:30 p.m.** at the Rivercrest Clubhouse, located at 11560 Ramble Creek Drive, Riverview, Florida 33569.

**1. PLEDGE OF ALLEGIANCE**

Debby Nussel led the pledge.

**2. CALL TO ORDER/ROLL CALL**

Debby Nussel called the Regular Meeting and Public Hearings of the Board of Supervisors of the Rivercrest Community Development District to order on **Monday, August 19, 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

There were approximately 13 audience members present.

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

A resident commented about customer service with the Rivercrest onsite staff, the hours of the amenities, and that residents do not feel welcome at the amenities. The Board discussed the resident's concerns. The Board was also concerned because this topic keeps coming up at each meeting. They requested for Mrs. Nussel to meet with onsite staff and offer training on how to approach residents. The Board would also like for staff to work on public relations with residents. Mrs. Nussel asked the Board if a resident can watch a video on an incident so she can talk with her kids. The Board agreed as long as Counsel does not see a problem.

47 **4. RECESS TO PUBLIC HEARING**

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49 Mrs. Nussel directed the board to recess to the public hearing.  
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52 **5. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2020 BUDGET**  
53 **A. Open Public Hearing on Proposed Fiscal Year 2020 Budget**  
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55	MOTION TO:	Open the public hearing.
56	MADE BY:	Supervisor Fernandez
57	SECONDED BY:	Supervisor Sellent
58	DISCUSSION:	None further
59	RESULT:	Called to Vote: Motion PASSED
60		5/0 - Motion passed unanimously

61  
62 **B. Staff Presentations**

63  
64 Mrs. Nussel went over each section of the proposed budget. The Board reviewed the budget and  
65 would like to increase the water utility services line item another 3% and take that amount out of  
66 miscellaneous repairs and maintenance under other physical environment.  
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68 **C. Public Comments**

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70 There were public comments on the pond maintenance line item, field manager line item,  
71 landscape line item, staffing and payroll, and management line item.  
72

73 **D. Consideration of Resolution 2019-05; Adopting Fiscal Year 2020 Budget**

74  
75 The Board reviewed the resolution.  
76

77	MOTION TO:	Approve Resolution 2019-05 with the changes stated.
78	MADE BY:	Supervisor Lamp
79	SECONDED BY:	Supervisor Sellent
80	DISCUSSION:	None further
81	RESULT:	Called to Vote: Motion PASSED
82		5/0 - Motion passed unanimously

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85 **E. Close Public Hearing on Proposed Fiscal Year 2020 Budget**

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87 MOTION TO: Close the public hearing.  
88 MADE BY: Supervisor Fernandez  
89 SECONDED BY: Supervisor Sellent  
90 DISCUSSION: None further  
91 RESULT: Called to Vote: Motion PASSED  
92 5/0 - Motion passed unanimously

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95 **6. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**

96 **A. Open Public Hearing on Levying O&M Assessments**

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98 MOTION TO: Open the public hearing.  
99 MADE BY: Supervisor Arnaez  
100 SECONDED BY: Supervisor Sellent  
101 DISCUSSION: None further  
102 RESULT: Called to Vote: Motion PASSED  
103 5/0 - Motion passed unanimously

104  
105 **B. Staff Presentations**

106  
107 Mrs. Nussel went over the proposed assessments.

108  
109 **C. Public Comments**

110  
111 There were no public comments.

112  
113 **D. Consideration of Resolution 2019-06; Levying O&M Assessments**

114  
115 The Board reviewed the resolution.

116  
117 MOTION TO: Approve Resolution 2019-06.  
118 MADE BY: Supervisor Lamp  
119 SECONDED BY: Supervisor Sellent  
120 DISCUSSION: None further  
121 RESULT: Called to Vote: Motion PASSED  
122 5/0 - Motion passed unanimously

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**E. Close Public Hearing on Levying O&M Assessments**

127	MOTION TO:	Close the public hearing.
128	MADE BY:	Supervisor Arnaez
129	SECONDED BY:	Supervisor Sellent
130	DISCUSSION:	None further
131	RESULT:	Called to Vote: Motion PASSED
132		5/0 - Motion passed unanimously

**7. RETURN TO REGULAR MEETING**

Ms. Nussel directed the Board to return to the regular meeting.

**8. VENDOR/STAFF REPORTS**

**A. District Engineer – Tonja Stewart**

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

**B. District Counsel – Michelle Reiss**

The Board discussed if they wanted to go out for an RFP for District Counsel since they have done so for all the other contracts. The Board agreed to go out for RFP. The Board would also like for an update from District Counsel on the HOA townhome parking lot agreement.

**C. District Manager – Debby Nussel**

**i. Staff Action List**

Mrs. Nussel briefly reviewed the action item list with the Board.

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

**i. Operation Manager’s Report**

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

Mr. Reidt briefly reviewed his report and provided an update on the TECO agreements and getting rid of the phone and cable at the clubhouse. The Board agreed to get rid of the cable at the clubhouse but keep it at the cabana. The Board also agreed to get rid of the phone line. Supervisor Sellent asked about the lights that should have been turned over to the Preserve at Riverview HOA. Mr. Reidt looked into this, but Lennar did not have an agreement. The Board would like to look into getting the cost back from the past two years. Mr. Reidt said the lights have been removed from the CDD starting this month.

169 **iii. Property Encroachments**  
170 **a. Stone Branch Drive**  
171

172 Mr. Reidt went over the properties on Stone Branch Drive that have landscape, hardscape, or  
173 fences on CDD property. For the property located at 11016 Stone Brach Drive, the contractor  
174 provided a survey, and no further action is needed by the Board at this time. Mr. Reidt would  
175 like to request for the Architectural Committee send the approvals to him so that the CDD can  
176 verify that the installations are not on CDD property. The Board agreed that it would be good for  
177 the HOA and the CDD to work together. Mr. Reidt continued to go over each property on Stone  
178 Branch Drive. The Board reviewed and discussed the properties and photos provided and  
179 decided that they wanted to be consistent with their decision.  
180

181	MOTION TO:	Remove all the plants on CDD property.
182	MADE BY:	Supervisor Fernandez
183	SECONDED BY:	Supervisor Sellent
184	DISCUSSION:	None further
185	RESULT:	Called to Vote: Motion PASSED
186		4/1 – Supervisor Arnaez opposed.

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188 **b. Bay Gardens Loop**  
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190 Mr. Reidt went over the fence on CDD property at 11414 Bay Gardens Loop. Supervisor Arnaez  
191 abstained from voting on this item as this is in regards to her property. She wanted to state on the  
192 record that she does not have access to records from the previous management company  
193 regarding if the previous homeowner went through the architectural review process to put in the  
194 fence. The Board discussed.  
195

196	MOTION TO:	Have the fence removed on CDD property at 11414
197		Bay Gardens Loop.
198	MADE BY:	Supervisor Fernandez
199	SECONDED BY:	Supervisor Sellent
200	DISCUSSION:	None further
201	RESULT:	Called to Vote: Motion PASSED
202		4/0 – Supervisor Arnaez abstained.

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204 **c. Bridge Pine Drive**  
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206 Mr. Reidt went over 11406 Bridge Pine Drive and wanted to request that they prove by survey  
207 that the fence is on their property. The Board agreed. Mr. Reidt also went over 11408 Bridge  
208 Pine Drive. The Board agreed that the fence will have to be removed unless a survey is provided  
209 showing it is not on CDD property.  
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212 **d. Coconut Island Drive**

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214 Mr. Reidt went over 11313 Coconut Island Drive. The Board agreed that a second request needs  
215 to be sent and to give the homeowner 30 days. The original request was sent on October 3, 2019.  
216 Mr. Reidt also then went over the easement encroachment at 11317 Coconut Island Drive. The  
217 Board discussed.

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219	MOTION TO:	Send a letter to have the fence removed from the
220		easement at 11317 Coconut Island Drive.
221	MADE BY:	Supervisor Lamp
222	SECONDED BY:	Supervisor Sellent
223	DISCUSSION:	None further
224	RESULT:	Called to Vote: Motion PASSED
225		5/0 – Motion passed unanimously.

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227 **e. Hammocks Glade**

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229 Mr. Reidt went over 11505 Hammocks Glade Drive. There was a partial removal, but it was not  
230 fully completed. Mr. Reidt will follow up with removal. Mr. Reidt also then went over 11625  
231 Hammocks Glade Drive. The patio had already been moved back, but it was not moved back far  
232 enough. The Board discussed and wanted to make sure that all of the requests are being followed  
233 up on. Mrs. Nussel said the addresses can be put on the action item list to ensure follow up.

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235 **iv. Resident Request**

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237 Mr. Reidt and Supervisor Fernandez updated the Board on the resident request. The Board  
238 discussed the rental at length. They talked about the rental limit for the room and how to monitor  
239 the pools. Supervisor Fernandez, Supervisor Sellent, Supervisor Arnaez, and Supervisor Ryan  
240 agreed to have the rental but to watch closely. Supervisor Lamp opposed it and still had  
241 concerns. The Board instructed Mr. Reidt to have the proper staff and one staff member on the  
242 bridge. The rental must also use the wrist bands and be under the limit in the room and pool area.  
243 The Board agreed to see how this rental goes and then discuss it further for future rentals.

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246 **9. BUSINESS ADMINISTRATION**

247 **A. Consideration of Minutes of the Board of Supervisors Meeting July 15, 2019**

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249 The Board reviewed the minutes.

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MOTION TO:	Approve the July 15, 2019 minutes.
MADE BY:	Supervisor Sellent
SECONDED BY:	Supervisor Arnaez
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 – Motion passed unanimously

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**B. Consideration of Operations and Maintenance Expenditures July 2019**

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The Board reviewed the O&Ms and asked if Remson has been paid for July. Mrs. Nussel stated no, not until the Board approves the payment. The Board also asked about the Advanced Energy, DigiCom, Fast Signs, Stantec, and water invoices. Supervisor Sellent asked about the Meritus invoice for \$850.00 for field services. Mrs. Nussel stated it was requested in the RFP, but they can take it out if the Board would like. The Board agreed to take out the monthly field services for \$850.00 a month and just have the services as needed since they have Mr. Reidt handle the field services.

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

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

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The financials were reviewed and accepted.

**10. NEW BUSINESS**

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**A. Consideration of Resolution 2019-07; Setting Fiscal Year 2020 Meeting Schedule**

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The Board reviewed the resolution and meeting schedule. They would like to change the Feb 17, 2020 meeting date to Feb 24, 2020.

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MOTION TO:	Approve Resolution 2019-07 with the change to the meeting schedule in February.
MADE BY:	Supervisor Arnaez
SECONDED BY:	Supervisor Fernandez
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion passed unanimously

**11. OLD BUSINESS**

There were not any old business items to discuss at this meeting.

**12. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**

Supervisor Ryan asked about the painting truck that had been parking in the amenity center parking lot. Mr. Reidt stated that it was parked there temporarily for the Villas painting project.

Supervisor Lamp said that the HOA summer event went well and wanted to make sure the HOA and CDD will have a follow up meeting regarding lessons learned. Supervisor Lamp then discussed social media and having one supervisor reply to comments. The Board discussed and agreed to include contact information for Mrs. Nussel and Mr. Reidt so the residents could get answers. Supervisor Arnaez also shared her social media concerns and asked what supervisors are allowed to do. Mrs. Nussel briefly went over the recommendations.

There was an audience comment about the letter for the drainage problem that was discussed in the May meeting. The resident would like to have it posted in the newsletter for residents to send use to send to the County. Mr. Reidt will resend a letter to the HOA and will email blast it out and send a Facebook link. Residents also commented about using the clubhouse as a wedding hall rental, TEC and the new LED lights being very bright, the District engineer RFP, the HOA working with the CDD after new ARC requests near CDD property, facility usage, the map of CDD property, sales tax on rentals, double checking surveys for residents who have items on CDD property, clubhouse staff not being friendly, weeds on the common areas, and landscape encroachment on resident property. The Board asked the resident who discussed encroachment for his address to handle it, but the resident refused to give address. There was also a comment asking the Board to rethink minor encroachments for resident property and a comment that the HOA will repair sod at the amenity center that was damaged at the HOA event.



13. ADJOURNMENT

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

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

\*These minutes were done in summary format.

\*Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on 9-11-19

Signature

Signature

Printed Name

Printed Name

Title:

- Secretary
- Assistant Secretary

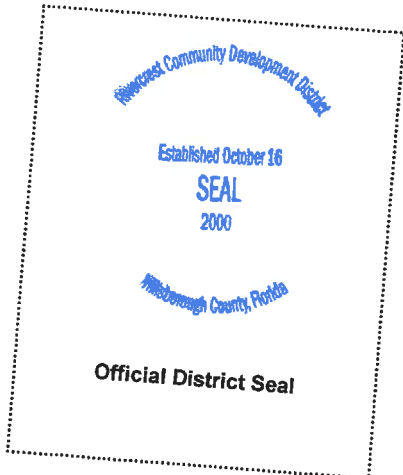
Title:

- Chairman
- Vice Chairman

Recorded by Records Administrator

Signature

Date



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