

RIVERCREST COMMUNITY DEVELOPMENT DISTRICT

October 21, 2019 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 21, 2019 at 6:30 p.m.** at the Rivercrest Clubhouse, located at 11560 Ramble Creek Drive, Riverview, Florida 33569.

1. PLEDGE OF ALLEGIANCE

Lisa Fernandez led the pledge.

2. CALL TO ORDER/ROLL CALL

Debby Nussel called the Regular Meeting of the Board of Supervisors of the Rivercrest Community Development District to order on **Monday, October 21, 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	District Manager, Meritus
Rick Reidt	Onsite Staff
Michelle Reiss	District Counsel, Appleton Reiss

There were many audience members present.

3. AUDIENCE QUESTION AND COMMENTS ON AGENDA ITEMS

A resident who lives on 11842 Autumn Creek Dr. asked about her fence being on the CDD easement that provides access to the pond. Ms. Reiss and the Board answered her questions and explained the issue.

43 **4. VENDOR/STAFF REPORTS**

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

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46 Mr. Reidt provided an update from Ms. Stewart. Ms. Stewart recommended going through
47 County Commissioner Stacy White’s office first regarding the traffic calming.
48

49 **B. District Counsel – Michelle Reiss**

50
51 Ms. Reiss updated the Board on the three encroachment applications. All three are on Stone
52 Branch and involve landscaping that is encroaching on District property. Ms. Reiss
53 recommended continuing with District policy for consistency and having the homeowners
54 remove what is on the District’s property. The Board, Ms. Reiss, and Mrs. Nussel discussed the
55 encroachments. With the homeowner who does not want to remove the queen palms on District
56 property, the Board wanted to make sure that she understands that she is relinquishing the palms
57 to the District. Mr. Reidt said that he has talked to her repeatedly and she understands; he will
58 contact her again via email to provide written clarification.
59

60 With the property at 11018 Stone Branch, the homeowner was going to attend the meeting today
61 to appeal the decision but was not present at this time. There are some landscaping items on
62 District property that need to be removed. The Board and Ms. Reiss discussed. There would be
63 additional landscape maintenance on the part of the CDD. The Board previously voted to have
64 them removed from CDD property.
65

66 The third property on Stone Branch, the homeowner’s lawyer has contacted Counsel. The Board
67 and Ms. Reiss discussed the homeowner’s landscaping that is on the District’s property. The
68 Board reiterated that the landscaping needs to be removed just the same as the other properties
69 with landscaping encroachments.
70

71 *Ms. Reiss stepped out of the meeting.*
72

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

- 74 **i. RFP Legal Counsel**
75 **i. Appleton Reiss, PLLC**
76 **ii. Hopping Green & Sams, PA**
77 **iii. Straley Robin Vericker**
78

79 Mrs. Nussel went over the RFP for legal counsel with the Board. Hopping Green & Sams spoke
80 with Mrs. Nussel and said they prefer to attend all of the Board meetings and would withdraw if
81 the Board wished to continue with not having Counsel attend all of the meetings. The Board
82 discussed and decided that they would like to continue with the current policy as it has helped
83 trim their budget.
84

85 John Vericker from Straley Robin Vericker talked to the Board via conference call. He went over
86 his firm’s history and experience. Supervisor Sellent asked if Counsel needs to be present at
87 every meeting, and Mr. Vericker said no. The Board asked some questions about encroachments,
88 attorneys, and rates, and Mr. Vericker answered.
89

90 *Mr. Vericker left the conference call.*

91
92 The Board briefly discussed the different firms, their experiences with Ms. Reiss, and the history
93 of Counsel with the District.

94
95 *Ms. Reiss returned to the meeting.*

96
97 Ms. Reiss went over her background and experience with the Board. The Board asked some
98 questions about the number of CDDs the firm represents and her experience with CDDs, and Ms.
99 Reiss answered.

100
101 Ms. Reiss updated the Board about the maintenance on the townhomes parking lot. The Board
102 and Ms. Reiss discussed the next steps. Supervisor Fernandez stated that the Board needs to
103 know how much it will cost to resurface the lot; she requested to reach out to the HOA about it.

104
105 *Ms. Reiss left the meeting.*

106
107 The Board discussed the pros and cons of the different firms. The Board wanted to know about
108 litigation experience with Straley Robin Vericker. Mrs. Nussel called Mr. Vericker to ask, and
109 Mr. Vericker answered on speaker for the Board.

110
111 MOTION TO: Give Appleton Reiss 30 days-notice and give the
112 contract to Straley Robin Vericker.
113 MADE BY: Supervisor Sellent
114 SECONDED BY: Supervisor Lamp
115 DISCUSSION: None further
116 RESULT: Called to Vote: Motion PASSED
117 5/0 – Motion passed unanimously

118
119 Supervisor Lamp asked who would review the contract. Mrs. Nussel answered it is usually a
120 letter of engagement.

121
122 **ii. Staff Action List**

123
124 Ms. Nussel briefly went over the staff action list with the Board. Supervisor Lamp asked about
125 the cost of the pole removal. Supervisor Ryan also commented about the quote from MHD being
126 expensive.

127
128 **D. Operations Manager – Rick L. Reidt**
129 **i. Operation Manager’s Report**

130
131 Mr. Reidt went over his report with the Board. He said that the HOA offered to fund the
132 maintenance to the fence along a side of the pond where the summer festival was held and the
133 repairs to the ramp along the bridge. Mr. Reidt also went over that UPS offered the CDD \$1,300
134 to put two pods in during the holiday season for two months. Mr. Reidt sent out a letter to a

135 homeowner who has encroachments on 11408 Ridge Pine, and the homeowner is working
136 diligently to relocate the fence on one side of the property. On the other side, Mr. Reidt
137 recommended improving the encroachment agreement because it is not needed for entrance on
138 the water table. The Board discussed this encroachment and the history of how the Board has
139 approved or not approved encroachment agreements.
140

141	MOTION TO:	Allow the easement agreement on the left side of the
142		property and require the removal of the fence on the
143		other side of the property on 11408 Ridge Pine.
144	MADE BY:	Supervisor Lamp
145	SECONDED BY:	Supervisor Armaez
146	DISCUSSION:	None further
147	RESULT:	Called to Vote: Motion PASSED
148		4/1 – Supervisor Ryan opposed.

149
150 Mr. Reidt provided an update on the Boo Bash.

151
152 **ii. Goal Tracking Short and Long Term**

153
154 Mr. Reidt went over the reserve tracking. He also stated that the health inspector said that the
155 community pool and splash pad need to be resurfaced.

156
157 **iii. 11018 Stone Branch (Albert Benvenuti)**

158
159 This item was already addressed earlier in the meeting.
160

161
162 **5. BUSINESS ADMINISTRATION**

163 **A. Consideration of Minutes of the Board of Supervisors Meeting September 16, 2019**

164
165 The Board reviewed the minutes.
166

167	MOTION TO:	Approve the September 16, 2019 minutes.
168	MADE BY:	Supervisor Sellent
169	SECONDED BY:	Supervisor Armaez
170	DISCUSSION:	None further
171	RESULT:	Called to Vote: Motion PASSED
172		5/0 – Motion passed unanimously

173
174 **B. Consideration of Operations and Maintenance Expenditures September 2019**

175
176 The Board reviewed the O&Ms. Supervisor Lamp asked about how the well replacement was
177 coded. Mrs. Nussel will change the coding.

178

179

MOTION TO: Approve the September 2019 O&Ms.

180

MADE BY: Supervisor Lamp

181

SECONDED BY: Supervisor Sellent

182

DISCUSSION: None further

183

RESULT: Called to Vote: Motion PASSED

184

5/0 – Motion passed unanimously

185

186 C. Review of Financial Statements Month Ending September 30, 2019

187

188 The financials were reviewed and accepted. Supervisor Lamp asked about the rental income line
189 items. He also asked about a check that was sent but never cashed. Supervisor Arnaez asked
190 about the clubhouse supplies and internet charges.

191

192

193 6. NEW BUSINESS

194

194 A. Preventative Service Agreement Heating/Air

195

196 Mr. Reidt went over the service agreement with the Board. Supervisor Ryan wanted to make sure
197 that somewhere in the specifications it says that harsh chemicals will not be used in the system.

198

199

MOTION TO: Accept the Preventative Service Agreement for
200 Heating/Air.

201

MADE BY: Supervisor Ryan

202

SECONDED BY: Supervisor Fernandez

203

DISCUSSION: None further

204

RESULT: Called to Vote: Motion PASSED

205

5/0 – Motion passed unanimously

206

207 B. Cabana Bridge and Maintenance

208

209 Mr. Reidt went over the repairs and maintenance for the cabana bridge.

210

211

MOTION TO: Accept the proposal to repair the cabana bridge for
212 \$1,400.

213

MADE BY: Supervisor Sellent

214

SECONDED BY: Supervisor Arnaez

215

DISCUSSION: None further

216

RESULT: Called to Vote: Motion PASSED

217

5/0 – Motion passed unanimously

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C. Cabana Fountain Wall Leak Investigation and Repair

Mr. Reidt went over the cabana fountain wall leak investigation and repair with the Board. Until the wall is opened up for investigation, they will not know the extent of the damage. Spareem will do this for \$850. The Board discussed. Supervisor Ryan said he could look at it on Saturday. Supervisor Fernandez wanted to get more quotes but after Supervisor Ryan looks at it. Mrs. Nussel confirmed with the Board that they would approve up to \$850 for investigation and then up to an additional \$1,000 to repair the issue. The Board confirmed.

D. Cabana Pole Lights Repair or Conversion to LED

Mr. Reidt went over there are five pole lights in the cabana that need to be repaired, and it will cost \$1,850. To convert them would be \$2,575. LED lights are more efficient and have a longer shelf life. The poles in the cabana deck are the only ones left that have not been converted. The Board discussed and confirmed that they would like to go with the conversion to LED.

7. OLD BUSINESS

There were no old business items to discuss at this time.

8. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

Residents asked about the changeover and shared expenses.

Supervisor Sellent asked about the pond. Mrs. Nussel provided an update and read the email she received from the pond vendor. The Board and Mrs. Nussel discussed that the ponds are looking worse. Mrs. Nussel is concerned that like the vendor said, if they cannot get the fountains unclogged, the motors will burn up. Supervisor Fernandez asked Mrs. Nussel for her recommendation. Mrs. Nussel recommended perhaps going with another vendor. The Board discussed and wanted to know a general timeline of when they should see the ponds clear up. Mrs. Nussel will reach out to another vendor to see if they will honor a quote and then put the item on the next agenda.

MOTION TO:	Give SK Lawn 30 days-notice and accept the Aquatics Weed Control proposal from the summer.
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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264 **9. ADJOURNMENT**
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266	MOTION TO:	Adjourn at 9:01 p.m.
267	MADE BY:	Supervisor Fernandez
268	SECONDED BY:	Supervisor Sellent
269	DISCUSSION:	None further
270	RESULT:	Called to Vote: Motion PASSED
271		5/0 – Motion passed unanimously

272
273 **Please note the entire meeting is available on disc.*

274
275 **These minutes were done in summary format.*

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

279
280 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
281 noticed meeting held on 11-18-19

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283 

284 Signature

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286 

287 Printed Name

288

289 Title:

290 Secretary

291 Assistant Secretary

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299

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Signature



Printed Name

288

289 Title:

290 Chairman

291 Vice Chairman

Recorded by Records Administrator



Signature

11.26.19

Date

