

RIVERCREST COMMUNITY DEVELOPMENT DISTRICT

September 16, 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, September 16, 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

Gene Roberts called the Regular Meeting of the Board of Supervisors of the Rivercrest Community Development District to order on **Monday, September 16, 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:

Gene Roberts	Meritus
Rick Reidt	Onsite Staff

There were approximately 10 audience members present.

3. AUDIENCE QUESTION AND COMMENTS ON AGENDA ITEMS

A resident commented that on Sunday, kids were throwing a volleyball around in the pool. The resident stated that she comes to the pool to relax and wants to make sure that the pool rules are followed.

4. VENDOR/STAFF REPORTS

A. District Engineer – Tonja Stewart

Mr. Reidt provided an update on a phone conversation he had with Tonja Stewart. He was told that she is making no headway with the County regarding traffic calming.

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B. District Counsel – Michelle Reiss

The Board asked for Mr. Reidt to check on the townhomes parking lot issue.

C. District Manager – Debby Nussel

i. Staff Action List

Mr. Roberts asked the Board if they had any questions on the action item list. Supervisor Lamp asked for an update on encroachments on District property. Mr. Reidt said that all of the letters have been sent to the property owners.

D. Operations Manager – Rick L. Reidt

i. Operation Manager’s Report

Mr. Reidt went over his report with the Board. Supervisor Lamp asked if the CDD should reach out to Crestview Lakes and some of the smaller neighboring communities to see about sharing the patrols. After discussion, the Board decided not to do so. Supervisor Fernandez asked for Mr. Reidt to follow up the patrols about people using the fitness trail while it is still dark out. Supervisor Sellent asked if the patrols can put beginning and ending mileage on the reports.

ii. Goal Tracking Short and Long Term

Mr. Reidt asked for the Board to look at the list and give him recommendations.

5. BUSINESS ADMINISTRATION

A. Consideration of Minutes of the Board of Supervisors Meeting August 19, 2019

The Board reviewed the minutes and noted a correction to the motion on the O&Ms.

MOTION TO:	Approve the August 19, 2019 minutes with the change discussed.
MADE BY:	Supervisor Arnaez
SECONDED BY:	Supervisor Sellent
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 August 2019

The Board reviewed the O&Ms. Mr. Reidt went over the notes that Mrs. Nussel had provided on field management, the cost of advertising, and property taxes. Supervisor Lamp asked about the Greenview invoice on page 79 for the nematode application. Mr. Reidt explained that it will take a few applications. Supervisor Ryan questioned the cost of the procedure. Mr. Roberts said they

92 will look at different options to try and get the cost down. Supervisor Lamp asked about the cost
93 of the checks from Kaeser and would like for Meritus to purchase them in larger quantities to
94 reduce the cost or look for a different vendor. Supervisor Lamp asked about the Payne invoice
95 and wanted to know if there is a service agreement. Supervisor Ryan asked for Mr. Reidt to get a
96 price from Payne to have the evaporators and condensing units cleaned on the air conditioners.
97 Supervisor Sellent asked for Mr. Reidt to check with Stantec about the invoice on page 25 to see
98 what it was for. Supervisor Ryan asked about the MHD invoice on page 83 and said he thinks
99 they charge too much. Supervisor Arnaez had a question on Florida Patio Furniture on page 78;
100 Mr. Reidt explained it was to re-fabric some of the torn pool chairs. Supervisor Arnaez also
101 asked for clarification of the sales tax on rentals on page 103 in the financials.
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103	MOTION TO:	Approve the August 2019 O&Ms.
104	MADE BY:	Supervisor Arnaez
105	SECONDED BY:	Supervisor Sellent
106	DISCUSSION:	None further
107	RESULT:	Called to Vote: Motion PASSED
108		5/0 – Motion passed unanimously

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110 **C. Review of Financial Statements Month Ending August 31, 2019**

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112 The financials were reviewed and accepted.
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115 **6. NEW BUSINESS**

116 **A. Hillsborough County Right of Way Request**
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118 Mr. Reidt discussed the phone call he received from the County demanding that the camera poles
119 be removed. Mr. Reidt had received an estimate from MHD for \$2,160 to remove the poles. The
120 Board asked for two more estimates and approved the removal using the lowest proposal, not to
121 exceed \$2,160.
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123	MOTION TO:	Approve the removal using the lowest proposal, not 124 to exceed \$2,160.
125	MADE BY:	Supervisor Fernandez
126	SECONDED BY:	Supervisor Sellent
127	DISCUSSION:	None further
128	RESULT:	Called to Vote: Motion PASSED
129		5/0 – Motion passed unanimously

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132 **B. County Commissioner Town Hall Request**

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134 Mr. Reidt asked for the Board's permission to invite Commissioner White to a future meeting to
135 discuss items like the drainage problem and traffic calming. The Board thought it was a good
136 idea.

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138 **C. Spa Cover**

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140 Mr. Reidt told the Board that they are not in compliance using the existing spa cover. Mr. Reidt
141 was asked to get a price to purchase the correct cover.

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144 **7. OLD BUSINESS**

145 **A. Resident Friendly Services**

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147 The Board decided there should be no running allowed at the pool. They also decided that they
148 would like to wait until the District attains new legal counsel to assist in some of the rules like
149 jumping into the pool and allowing red card members to bring a guest. The Board would like to
150 allow more freedom in the front pool but not the back one.

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152 **B. Discussion on Amenity Lockers**

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154 Supervisor Lamp asked the Board what they thought about purchasing lockers for residents to
155 use while at the pool. The Board decided not to do so this.

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

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160 A resident commented that anything posted on the District's web site erroneously should be
161 removed. It was clarified that it was on Facebook and not on the District's site. Residents asked
162 about traffic calming and having flashing lights installed at cross walks, and if the camera poles
163 the County are requesting to be moved are grandfathered in. Residents also discussed kids
164 jumping into the pool, pool rules, and staff attitude.

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166 Supervisor Arnaez would like to be appointed as a web administrator to post reports and
167 information on the CDD website. She also said that the diaper station was broken; Mr. Reidt said
168 it was recently repaired. Supervisor Arnaez then went over that a staff member told her that they
169 have not been getting breaks when working six-hour shifts and were told they would be
170 compensated more when working functions. Supervisor Arnaez also said that she believes that
171 Counsel's recommendation of Board members not using social media is incorrect and that she
172 would like to invite someone she knows who is knowledgeable regarding the Sunshine Laws to a
173 meeting.

174
175 Supervisor Ryan wanted to give advice to the pool staff that if a resident complains about the
176 pool rules, staff should suggest for the resident to attend a Board meeting.

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178 Supervisor Sellent expressed some concerns about the new aquatics vendor. Mr. Reidt said he
179 and Mrs. Nussel are inspecting all of the water tables at the end of the month.

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181 Supervisor Lamp stated that he was concerned about the viburnum shrubs that were planted
182 along Symmes. Mr. Robert said he will look at them. Supervisor Lamp also asked for the
183 candidates for the legal counsel RFP to be interviewed by the Board. He then discussed with the
184 audience that issues with the pool staff are a work in progress and will take some time.

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186 Supervisor Fernandez suggested for staff service cards to be available for residents to fill out and
187 to have a reward system set up for employees who receive positive feedback.

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189 9. ADJOURNMENT
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191	MOTION TO:	Adjourn at 8:43 p.m.
192	MADE BY:	Supervisor Sellent
193	SECONDED BY:	Supervisor Lamp
194	DISCUSSION:	None further
195	RESULT:	Called to Vote: Motion PASSED
196		5/0 – Motion passed unanimously

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

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200 **These minutes were done in summary format.*

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

205
206 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
207 noticed meeting held on 10/21/19.

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210 Signature

211 Debby Nussel
212 Printed Name

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215 Title:
216 Secretary
217 Assistant Secretary


Signature

Lisa Fernandez
Printed Name

Title:
 Chairman
 Vice Chairman

220 *Recorded by Records Administrator*

221 
222 Signature

10/22/19
Date

