

RIVERCREST COMMUNITY DEVELOPMENT DISTRICT

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November 18, 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, November 18, 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, November 18, 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
Scott Johnson	S&K Lawn

There were around 11 audience members present.

3. AUDIENCE QUESTION AND COMMENTS ON AGENDA ITEMS

Scott Johnson from S&K Lawn spoke to the Board about their decision to terminate the contract. Mr. Johnson was surprised about the notice since it had been three months. He did not feel their company had enough time to get the ponds back in shape. Mr. Johnson gave the Board an update on the ponds and their conditions. The Board asked Mr. Johnson questions about the fountain repair and timeline, reports, and conditions of the ponds. Each Board member shared their concerns, and they all agreed to keep their vote the same as when they voted at the previous meeting.

There was a resident comment about the water level in the ponds. A resident asked the Board to consider installing a tennis rebound board at the tennis court. The Board agreed to look at tennis rebound board proposals in March. A resident asked about trees hanging over at 11313 Palm

49 Island that need to be trimmed. A Brownie troop asked if the rental fee can be waived; the troop  
50 would meet twice a month for one hour.

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53 **4. VENDOR/STAFF REPORTS**

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

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56 There was nothing to report from the District Engineer at this time.

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58 **B. District Counsel – John Vericker**

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60 Mrs. Nussel stated that Mr. Vericker is getting up to speed on all of the items and will be  
61 attending the December meeting.

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

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**i. Action Item List**

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66 Mrs. Nussel reviewed the action item list with the Board. She asked the Board about staff  
67 reviews and increases and stated that Rivercrest is currently a little low in pay compared to other  
68 communities and companies. Mrs. Nussel and Mr. Reidt will send the Board the onsite staff  
69 reviews and current rate of pay, plus other community rates. The Board agreed to look at this in  
70 December.

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72 Mrs. Nussel reviewed the memo in regards to the off-duty officer hourly pay increase starting  
73 January 1, 2020. She stated that the District should be fine with regards to the increase. Mr. Reidt  
74 and Mrs. Nussel will monitor the security line item to make sure the District stays within budget.  
75 The Board agreed.

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77 **ii. Aquatics Agreement and Update**

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79 Mrs. Nussel reviewed the different options in the aquatics agreement. The Board discussed the  
80 different options at length. They agreed to have Jason Marks with Aquatics Weed Control at the  
81 next meeting to discuss.

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

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**i. Operation Manager's Report**

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**ii. Reserve Tracker**

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87 Mr. Reidt briefly reviewed his reports with the Board.

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89 **iii. Brownie Troop Request for Waived Rental Fee**

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91 The Board discussed the Brownie troop's request for the waived rental fee.

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MOTION TO:	Waive the rental fee for the Brownie troop.
MADE BY:	Supervisor Fernandez
SECONDED BY:	Supervisor Arnaez
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion passed unanimously

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The Board would like to have a resolution to set a standard for waiving the rental fees.

- iv. Property and Easement Encroachment Action Item List**
- v. Easement/Property Encroachment Requested Action**

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Mr. Reidt reviewed the action lists with the Board. He will bring the recommendations back in January if not finished. The Board agreed.

- vi. Recommendation for Removal from 11021 Stone Branch**

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Mr. Reidt reviewed the recommendation for removal from 11021 Stone Branch with the Board.

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MOTION TO:	Approve the recommendation and reject the easement encroachment for 11021 Stone Branch Dr.
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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**5. BUSINESS ADMINISTRATION**

**A. Consideration of Minutes of the Board of Supervisors Meeting October 21, 2019**

The Board reviewed the minutes and noted a correction to the attorney question on page 37.

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MOTION TO:	Approve the October 21, 2019 minutes with corrections.
MADE BY:	Supervisor Lamp
SECONDED BY:	Supervisor Sellent
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion passed unanimously

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

The Board reviewed the O&Ms and asked about the Greenview invoices listed twice in the meeting book. The Board also asked about the Frontier invoice and to make sure it was the new rate, and for a TECO and LED lights update. Mr. Reidt stated he will follow up with TECO to get an update. The Board asked about the ADA compliance invoice.

MOTION TO:	Approve the October 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

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

The financials were reviewed and accepted.

**6. NEW BUSINESS**

**A. Community Center Pool and Spray Feature Resurface**

The Board reviewed and discussed the proposals. Supervisor Sellent would like to have recommendations and reviews from the vendors on past work similar to his project. Mr. Reidt stated that Advanced Pool installed the pool heaters and were very detailed when they came out to look at the pool. The Board would like to have the Advanced Pool vendor attend the next meeting with samples of the different tiles. The Board would also like to have recommendations and reviews from all the vendors on past work on similar size, as well as their Better Business Bureau ratings and to know what each vendor's lead time for the job. The Board would like to start the work in January.

169 **7. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**

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171 There was a resident comment about the staff increases.  
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173 Supervisor Fernandez mentioned that people were walking around the lake in the common area  
174 after dark and that the rules need to be enforced. Mr. Reidt will make sure the off-duty officers  
175 are checking the area after dark.

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178 **8. ADJOURNMENT**

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180	MOTION TO:	Adjourn.
181	MADE BY:	Supervisor Sellent
182	SECONDED BY:	Supervisor Lamp
183	DISCUSSION:	None further
184	RESULT:	Called to Vote: Motion PASSED
185		5/0 – Motion passed unanimously

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

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190 \*These minutes were done in summary format.

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

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195 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly  
196 noticed meeting held on 12-10-19.

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199 Signature

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202 Printed Name

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204 Title:

205  Secretary

206  Assistant Secretary

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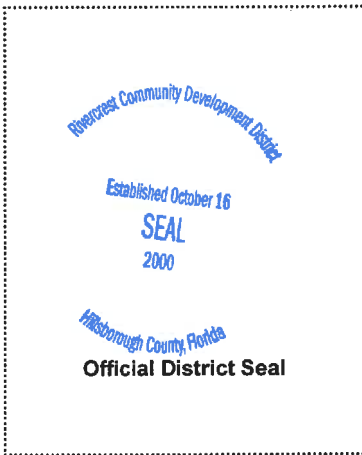
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Signature

Lisa Fernandez

Printed Name

Title:

Chairman

Vice Chairman

*Recorded by Records Administrator*



Signature

12-23-19

Date