

RIVERCREST COMMUNITY DEVELOPMENT DISTRICT

December 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, December 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

Debby Nussel called the Regular Meeting of the Board of Supervisors of the Rivercrest Community Development District to order on **Monday, December 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:

Debby Nussel	District Manager, Meritus
John Vericker	District Counsel, Straley Robin Vericker
Rick Reidt	Onsite Staff
Jason Marks	Aquatics Weed Control
Tad Roman	Aquatics Weed Control
Keith Westbrook	Advanced Pool & Spa
Lydia Westbrook	Advanced Pool & Spa
Scott Westbrook	Advanced Pool & Spa

There were seven audience members present.

3. AUDIENCE QUESTION AND COMMENTS ON AGENDA ITEMS

There were audience comments regarding the fence update from the HOA President and that the gift cards from the HOA went well. Rivercrest staff presented Mr. Reidt with a card and thanked him for being a great boss. A Captiva Villa resident who was not in District was not aware that she was not in District when she bought her villa. Her father stated she does not have the money to purchase the amenity center access. The father asked if there was anything the Board could do.

49 The Board went over the cost and discussed with the resident that there really is not anything
50 they could do. All seven homeowners who are not in the District can pay the same assessment as
51 other Villa homeowners do and have an amenity access card. Mr. Vericker went over the process
52 of amending the District boundaries with the Board. He stated there is a pretty big cost to amend
53 the District boundaries. Mr. Reidt said the District did amend the boundaries years ago for the
54 villa homeowners for those who wanted to be in the District. The Board discussed their options
55 with Counsel. The Board agreed to stay with the consent joinder and just have the non-District
56 villas homeowners pay the same assessment as the other villa homeowners.

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59 4. VENDOR/STAFF REPORTS

60 A. District Manager – Debby Nussel

61 i. Advanced Pool & Spa

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63 Keith Westbrook from Advanced Pool & Spa went over the different options for finishes,
64 including the quartz and mini-pebble, and the different color options available. Mini-pebble
65 usually lasts twice as long as a quartz finish. Usually the only issues with a mini-pebble finish is
66 staining. He does not foresee a lot of staining issues with their pool. He also went over that they
67 could re-tile the pool or not, but that this would be the time to do it. The Health Department
68 requires lighter colors for finishes and non-skid tile in certain areas. Mr. Westbrook then went
69 over the problem with the water feature and doing a refinish and needing it to bond vs. doing an
70 original finish on concrete. He recommended tile for the water feature.

71

72 The Board asked about the time frame. Mr. Westbrook went over that it would be around 3-4
73 weeks to do a basic resurfacing, and they added the re-tiling on top of that, it would be
74 approximately 4-5 weeks total. Supervisor Sellent wanted to put a time frame in the contract.
75 Supervisor Sellent asked about the acid wash; Mr. Westbrook went over the process and that
76 they want to minimize the environmental impact on the community. Supervisor Ryan asked
77 about well pointing and Diamond Brite vs. Marquis. Supervisor Lamp asked about quartz vs.
78 pebble and polishing. Mr. Westbrook answered the Board's questions.

79

80 Supervisor Lamp asked if LED lights are in the pools now, and Mr. Reidt said yes. Supervisor
81 Arnaez asked if it is necessary to do the tile now. Mr. Reidt stated that the Health Department
82 has said they need to re-surface, and re-tiling would be extra. Mr. Reidt recommended the re-
83 tiling because tiles have been popping off the edges.

84

85 Supervisor Sellent asked about the warranties of the different products. Mr. Westbrook
86 answered.

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88 *The Advanced Pool & Spa representatives left the meeting.*

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90 The Board discussed quartz vs. pebble finishes. They also discussed re-tiling now vs. having to
91 do it later.

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MOTION TO:	Go with the Advanced Pool & Spa proposal to do the community center pool with the Stonescapes pebble finish and do tile.
MADE BY:	Supervisor Lamp
SECONDED BY:	Supervisor Fernandez
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/2 – Supervisor Arnaez and Supervisor Ryan opposed.

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104 The Board agreed to have Supervisor Sellent with Advanced Pool & Spa for the color scheme.
105 They liked the aquacool cool finish.

106

107 Mr. Reidt asked the Board about the spray feature and tile for the spray feature. The Board
108 wanted to put these items on hold for now.

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110 **ii. Aquatics Weed Control – Jason Marks**

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a. Aquatics Control Proposal

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113 Jason Marks updated the Board on the conditions of the ponds. Mrs. Nussel asked Jason Marks
114 about the three different proposals for service. The Board briefly discussed the proposals.

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MOTION TO:	Accept the Aquatics Weed proposal for monthly pond service for \$1,782.00.
MADE BY:	Supervisor Lamp
SECONDED BY:	Supervisor Sellent
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion passed unanimously

123

124 *Mr. Marks and Mr. Roman left the meeting.*

125

126 Mrs. Nussel asked the Board if they would like to move up District Counsel items on the agenda
127 so Mr. Vericker could leave sooner to help save the District money. The Board agreed.

128

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

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i. HOA/CDD Townhome Agreement

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132 Mr. Vericker stated that it was nice to meet everyone in person and he looks forward to working
133 with the District. Mr. Vericker updated the Board on the outstanding legal items. Mr. Vericker
134 stated he reached out to the HOA attorney for the townhome parking lot agreement, but he was
135 on vacation. He will follow back up with him. The Board discussed having a new parking lot

136 agreement drawn up to help clarify any misunderstandings in the current agreement. Mr.
137 Vericker asked the Board about the resolution for waiving the fees. The Board decided not to
138 have the resolution.

139
140 Mr. Vericker updated the Board on the encroachment for 11102. The Board said the plants and
141 border must be removed off of CDD property. Supervisor Fernandez asked Mr. Vericker to let
142 the Board know if the CDD can remove the plants off of 11102, and if so, how much of a notice
143 they need to give the homeowner and if the CDD can bill the homeowner for the work.

144
145 *Mr. Vericker left the meeting at 8:04 p.m.*

146
147 A resident read her email conversation with Commissioner White about the issues in the
148 community and the Riverview area. The resident said she plans to follow up with Commissioner
149 White around the first of the year.

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152 **A. District Manager – Debby Nussel (cont.)**

153 **ii. Aquatics Weed Control – Jason Marks**

154 **b. Water Table #3 Fountain Proposals**

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156 The Board briefly reviewed the proposals and all agreed to hold off on the fountains for now.
157 They will revisit this item in April.

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159 **iii. Action Item List**

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161 The Board briefly reviewed the action item list with Mr. Reidt and Mrs. Nussel. Supervisor
162 Sellent asked why the spa cover is taking so long. Mr. Reidt stated they are having a hard time
163 finding one because of the handle bar on the spa and that the cover must be a hard cover.

164
165 **iv. Staff Increases**

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167 Mrs. Nussel asked the Board about staff increases. The Board discussed the current rates of the
168 staff and what other companies and communities are paying. The Board also discussed what
169 impact it would have on the current budget and decided on a \$1.00 per hour increase for the
170 entire staff. The Board would like to keep this in mind for the following year's budget.

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172	MOTION TO:	Have a \$1.00 increase to all staff per hour.
173	MADE BY:	Supervisor Lamp
174	SECONDED BY:	Supervisor Fernandez
175	DISCUSSION:	None further
176	RESULT:	Called to Vote: Motion PASSED
177		5/0 – Motion passed unanimously

178
179 Mr. Reidt asked about an evaluation increase for the staff. The Board discussed giving a
180 percentage and then they talked about giving the staff a bonus instead. The Board agreed not to

181 do anything right now and revisit it again in March. The Board wanted to do the \$1.00 increase
182 per hour for now.

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184 **C. District Engineer – Tonja Stewart**

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

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

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i. Operation Manager’s Report

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191 Mr. Reidt briefly reviewed his report with the Board.

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194 **5. BUSINESS ADMINISTRATION**

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A. Consideration of Minutes of the Board of Supervisors Meeting November 18, 2019

196

197 The Board reviewed the minutes.

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MOTION TO:	Approve the November 18, 2019 minutes.
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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B. Consideration of Operations and Maintenance Expenditures November 2019

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208 The Board reviewed the O&Ms and asked about the Stantec invoice. The Board would like to
209 see backup, such as a timesheet, for the invoice and asked for Ms. Stewart to not do any more
210 work on the traffic study. The Board also asked about the water bill and water consumption, the
211 Frontier invoice, propane invoice, photocopy charge on the attorney invoice, MHD invoice,
212 Advanced invoice, and Zebra invoice.

213

MOTION TO:	Approve the November 2019 O&Ms.
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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222 **C. Review of Financial Statements Month Ending November 30, 2019**

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224 The financials were reviewed and accepted. The Board asked about the \$340 liability insurance,
225 \$92 on supervisor fees, District Engineer line item cost, \$1,305 tax invoice, electric line item,
226 and the \$3,500 separate line item for items the HOA is paying for. The Board would like to know
227 for the January meeting how much money was left over from 2019.

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230 **6. NEW BUSINESS**

231 **A. General Matters of the District**

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233 There were no new business items to discuss at this time.
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236 **7. AUDIENCE QUESTIONS AND COMMENTS ON OTHER ITEMS**

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238 A resident commented that ~~stepping stones~~ ^{steps} should be in the contract for the pool, the Board
239 should re-look at encroachments and take care of residents, and staff increases and employees
240 should not be discussed while a staff person is at the meeting. The staff person in attendance
241 stated that he is there as a resident. The resident then mentioned that he thought the hot tub was
242 previously shut off during the day and it was approved by the prior Board; the resident also said
243 he thought the Board should approve a 12-month contract for the Villa homeowners who are not
244 in District. They could pay the CDD monthly. The Board discussed this option and talked about
245 doing it quarterly. The Board also talked about the pros and cons about paying monthly. The
246 Board asked the villa homeowner if she could do quarterly or monthly. The villa homeowner
247 said she was not sure, but will look into it. The Board would like to know if the District is able to
248 do payment plans or not.
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251 **8. SUPERVISOR REQUESTS**

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253 Supervisor Sellent mentioned following up with another IT company. Mrs. Nussel said she has a
254 conference call tomorrow morning with AllTech.
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257 **8. ADJOURNMENT**

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

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

268

269 *These minutes were done in summary format.

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

273

274 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
275 noticed meeting held on 1-27-20.

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278 Signature

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281 Printed Name

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283 Title:

284 Secretary

285 Assistant Secretary

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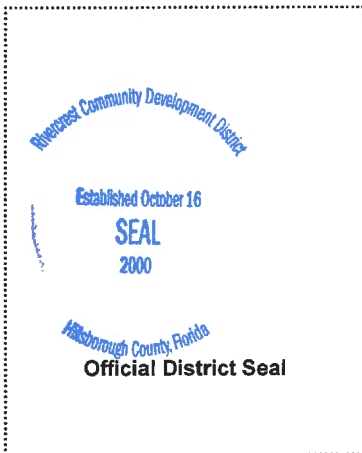
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Signature

Lisa Fernandez

Printed Name

Title:

Chairman

Vice Chairman

Recorded by Records Administrator

Signature

2/3/20

Date