

RIVERCREST COMMUNITY DEVELOPMENT DISTRICT

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January 27, 2020 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, January 27, 2020 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, January 27, 2020 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 <i>via speakerphone</i>
Rick Reidt	Onsite Staff

There were 13 audience members present.

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

There were no audience questions or comments on agenda items.

**4. VENDOR/STAFF REPORTS**

**A. District Counsel – John Vericker**

**i. Discussion on Copyright Issue on Website**

Mr. Vericker updated the Board on the copyright agreement he received. He gave the board some options they could do, such as have an art expert review the photo. The Board discussed and would like to receive the email again with the image and then discuss more.

48 Mr. Vericker also updated the Board on 11102 Stone Branch Drive and the encroachment on  
49 CDD property. The Board discussed and would like a hard stake survey done on CDD property  
50 behind the property before they make any further decisions.

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52 Mr. Vericker and Mrs. Nussel updated the Board on the Advanced Pool & Spa contract.  
53 Advanced Pool does not want to sign the CDD contract and would like for the CDD to pay for an  
54 AIA Agreement contract to use. The Board discussed and decided to look at another vendor. Mr.  
55 Reidt will reach out to Clear Tech and Sharper Image and have them attend the next meeting.  
56 The Board would also like references from these two companies.

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58 **ii. HOA/CDD Townhome Agreement**

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60 Mr. Vericker updated the board on the HOA/CDD Townhome Agreement. The HOA will  
61 discuss paving the townhome parking lot at their next meeting.

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63 *Mr. Vericker left the meeting.*

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65 **B. District Manager – Debby Nussel**

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67 **i. Action Item List**

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

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

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

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

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77 **i. Operation Manager’s Report**

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79 Mr. Reidt briefly reviewed his report with the Board. He updated the Board on the HOA fountain  
80 purchase and what they are thinking about for the future. Mr. Reidt mentioned they are also  
81 looking at a digital sign for the community. The HOA President gave more details about the  
82 items.

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84 A resident asked about a volleyball court. The Board gave the history on the previous volleyball  
85 court and how it did not work out.

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88 **5. BUSINESS ADMINISTRATION**

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90 **A. Consideration of Minutes of the Board of Supervisors Meeting December 16, 2019**

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92 The Board reviewed the minutes and noted that line 238 needs to be changed to “steps.”

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MOTION TO:	Approve the December 16, 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 December 2019**

The Board reviewed the O&Ms and discussed the propone invoice and the cost for the community. The Board would like to try only heating when it is 65 degrees and see how it goes.

MOTION TO:	Approve the December 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

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

The financials were reviewed and accepted. Mrs. Nussel asked the Board about having an HOA contribution line item. The Board liked this idea as it would help with tracking. Supervisor Arnaez asked what is in the miscellaneous line item. Mrs. Nussel stated that is the HOA contribution. Supervisor Lamp asked about having a financial advisor speak with them about options. Mrs. Nussel will speak with the Controller for recommendations. Supervisor Lamp would still like to check on the street light line item because it seems low.

**6. NEW BUSINESS**

**A. Acceptance of Financial Report for FY Ending September 30, 2019**

The Board reviewed the audit. Supervisor Lamp asked about page 145 regarding investments and page 153 regarding financial advance.

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MOTION TO:	Accept the audit with answers from Meritus.
MADE BY:	Supervisor Lamp
SECONDED BY:	Supervisor Fernandez
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	5/0 – Motion passed unanimously

**7. AUDIENCE QUESTIONS AND COMMENTS ON OTHER ITEMS**

A resident recommended a pool vendor for resurfacing to Mr. Reidt. There were also resident comments about Stone Branch landscaping and trying to understanding the process, as well as the cost of the hot tub per day and that it should be available all the time. The Board briefly discussed and will talk about it further at the next meeting.

**8. SUPERVISOR REQUESTS**

Supervisor Arnaez mentioned doing a landscaping review and discussed the condition of the soccer field. Meritus will have Mr. Roberts evaluate the soccer field.

Supervisor Ryan asked about the Zebra invoice for lights replacement. Mr. Reidt reviewed. Supervisor Ryan asked for Mr. Reidt to call him before he has Zebra do any light replacements.

Supervisor Sellent asked about the pool lights. Mr. Reidt said he is working with the electrician and will get proposal. Supervisor Sellent also asked about the staff testing the pool water. Mr. Reidt said the health department requires for it to be checked. Supervisor Ryan asked if they need to be certified. Mr. Reidt stated that employees do not need to be certified because they are not putting in chemicals, but he will verify with the health department to be sure.

Supervisor Lamp asked about the HOA funded items and if there can be a liaison. The President of the HOA stated he is always at the meetings and can answer any questions. The President of the HOA said he always sends any and all information to Mr. Reidt. Supervisor Lamp asked about redoing the master plan for the community and maybe looking at doing a survey for the community with a 10-year plan.

Supervisor Fernandez and Supervisor Sellent expressed their concerns about Counsel. They would like for him to be more forceful.

170 **9. ADJOURNMENT**  
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MOTION TO:	Adjourn.
MADE BY:	Supervisor Ryan
SECONDED BY:	Supervisor Fernandez
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 -- Motion passed unanimously

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

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181 *\*These minutes were done in summary format.*

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

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186 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly  
187 noticed meeting held on 2-24-2020.

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190 Signature

191 Dubby Nussel

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193 Printed Name

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195 Title:

196  Secretary

197  Assistant Secretary

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Signature

Lisa Fernandez

Printed Name

Title:

Chairman

Vice Chairman

*Recorded by Records Administrator*



Signature

2/25/2020

Date

