

RIVERCREST COMMUNITY DEVELOPMENT DISTRICT

February 24, 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, February 24, 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, February 24, 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
Vivek Babbar	District Counsel, Straley Robin Vericker
Rick Reidt	Onsite Staff

There were approximately 11 audience members present. Vendor representatives from Clear Tech Pools and Sharper Image Pools were also present.

3. AUDIENCE QUESTION AND COMMENTS ON AGENDA ITEMS

An audience member commented that the HOA temporary satellite building could be used as CDD storage when it was no longer needed by the HOA.

The Board agreed to move the District Counsel items up on the agenda.

4. VENDOR/STAFF REPORTS

B. District Counsel – John Vericker

Mr. Babbar went over the Stone Branch survey with the Board. Supervisor Sellent asked for clarification on wooden stakes and the property line. Supervisor Arnaez asked if the homeowner

49 is aware; Mrs. Nussel said yes, the homeowner has received a copy of the survey. The Board
50 discussed. The Board never gave permission to have their landscaping on CDD property. Mr.
51 Babbar went over the options: to leave it as is; to have an encroachment agreement with having
52 all the legal rights and responsibilities; or to give the homeowner notice to remove it within a
53 certain number of days and if the homeowner does not remove it, then have a vendor or staff
54 remove it and have an officer present during the removal. Supervisor Lamp said it is landscaping
55 and irrigation, not a permanent structure, and he would be for an encroachment agreement.
56 Supervisor Sellent said that the precedent is removal. Supervisor Lamp asked landscaping that is
57 right on the line. Mr. Babbar answered. Supervisor Ryan asked about litigation. Mr. Babbar
58 answered. Mr. Babbar said the path of least resistance approach would be doing a District-wide
59 policy for different levels, such as vegetation and things which would not interfere with District
60 abilities. Any of the routes would be legal and enforceable. If going with removal, the Board
61 would need to give adequate removal time of 30-60 days. The Board and Mr. Babbar also
62 discussed having a written District policy.

63

64	MOTION TO:	Send a demand letter for removal and develop a
65		District policy stating that people are not allowed to
66		use District property.
67	MADE BY:	Supervisor Fernandez
68	SECONDED BY:	Supervisor Arnaez
69	DISCUSSION:	Mr. Babbar asked for guidance on the amount of time
70		for compliance for the letter. The Board decided on
71		60 days. If the homeowner refuses, the Board will
72		remove it and the homeowner will be responsible for
73		the cost. The letter will also mention the plants,
74		irrigation, and cement barrier.
75	RESULT:	Called to Vote: Motion PASSED
76		4/1 – Supervisor Lamp opposed.

77

78 The Board discussed the towing agreement.

79

80	MOTION TO:	Approve the contract for Sunpoint Automotive &
81		Towing to be the District towing company, as
82		amended per discussion.
83	MADE BY:	Supervisor Arnaez
84	SECONDED BY:	Supervisor Sellent
85	DISCUSSION:	None further
86	RESULT:	Called to Vote: Motion PASSED
87		5/0 – Motion passed unanimously

88

89 Mr. Babbar asked about the parking lot paving at the townhomes. Joe McGee with the HOA said
90 they will be discussing it at the next HOA meeting. Mr. Babbar and the Board also discussed the

91 copyright photo. The Board wanted to ask if they would agree to a settlement. The Board said
92 they would like to start at \$1K and work up to what they are asking.
93

94	MOTION TO:	Have Straley Robin Vericker offer \$1K to the party
95		who is suing for copyright infringement and continue
96		making counteroffers up to a maximum of \$3K,
97		which is what the party is asking.
98	MADE BY:	Supervisor Fernandez
99	SECONDED BY:	Supervisor Sellent
100	DISCUSSION:	None further
101	RESULT:	Called to Vote: Motion PASSED
102		5/0 – Motion passed unanimously

103
104 The Board asked about the company that sent the blurb with the photo to put on the website.
105 Mrs. Nussel said she will have District Counsel review the contract from Chasm.
106

107 Mr. Babbar updated the Board on the legislative cycle. If one of the bills passes, the Board would
108 no longer need to advertise the meetings in the newspaper, which would save a lot of money.
109 There are also potential bills that say that only the agenda page needs to be put on the website,
110 not the entire meeting book. There is also one that would expand sovereign immunity insurance
111 coverage from \$200K per individual per incident to \$1 million, which could make District
112 insurance costs rise.

113
114 *Mr. Babbar left the meeting.*

115
116 **A. District Manager – Debby Nussel**
117 **i. Family Pool Resurfacing Quotes**
118 **a. Clear Tech Pools**
119

120 A representative from Clear Tech Pools introduced himself and the company and went over the
121 proposal with the Board. He said they also do pool service. The representative showed the Board
122 some samples and let them know that the color choice per the health department was white, but
123 they could do up to 20% blue if they do it before the rules change to all white. Supervisor Lamp
124 asked about the timeline. The representative said it would be about a four-week project. They
125 could likely start within the next 30 days, after all the options are chosen and they get approval
126 from the Health Department. They cannot give a guarantee in the contract on the number of days
127 it would take in case they find a problem with the current pool once they go in. The Board asked
128 some questions, and the representative answered.

129
130 *The Clear Tech Pools representative left the meeting.*

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132 **b. FLA Pools, Inc.**
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134 The representative from FLA Pools had a family emergency and could not attend the meeting.
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c. Sharper Image Pools

A representative from Sharper Image Pools introduced himself and went over the proposal with the Board. The Board asked when they could start. The representative said likely within 15-30 days to start and about 30 days to complete. He went over choices for patterns and colors and the Health Department requirements and rationale; he also briefly talked about the background and history of the company.

The Sharper Image Pools representative left the meeting.

Joe McGee with the HOA went over that the HOA will pay for half of the project.

The Board discussed the proposals. Supervisor Sellent will make the color choices.

MOTION TO:	Approve Sharper Image Pools at \$59,216 for refinishing the pool and tile with Supervisor Sellent choosing the tiles with some guidelines and the referrals coming back positive, and if they don't want to go with Sharper Image Pools because of references and costs, then Clear Tech Pools is the second choice at \$71,917, assuming they have good references.
MADE BY:	Supervisor Sellent
SECONDED BY:	Supervisor Arnaez
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion passed unanimously

ii. Action Item List

Mrs. Nussel reviewed the action item list with the Board. She will email the Board with an update regarding talking with the representative from SunTrust. Supervisor Sellent asked about the lights. Mr. Reidt answered.

iii. Stone Branch Survey

This item was already discussed earlier in the meeting.

C. District Engineer – Tonja Stewart

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

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

179 **i. Operation Manager’s Report**

180

181 Mr. Reidt reviewed his report with the Board. He updated the Board on the waterfall and said the
 182 multipurpose field hours will be discussed in April. Mr. Reidt went over that they will be looking
 183 at a soil test and water quality test for the field. Mr. Reidt mentioned that Supervisor Lamp had
 184 asked about reviewing the Master Plan; he said it is something the Board should think about.

185

186 **ii. District Towing Agreement**

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188 This item was already discussed earlier in the meeting.

189

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191 **5. BUSINESS ADMINISTRATION**

192 **A. Consideration of Minutes of the Board of Supervisors Meeting February 24, 2020**

193

194 The Board reviewed the minutes.

195

196

MOTION TO: Approve the February 24, 2020 minutes.

197

MADE BY: Supervisor Sellent

198

SECONDED BY: Supervisor Lamp

199

DISCUSSION: None further

200

RESULT: Called to Vote: Motion PASSED

201

5/0 – Motion passed unanimously

202

203 **B. Consideration of Operations and Maintenance Expenditures January 2020**

204

205 The Board reviewed the O&Ms. Supervisor Ryan asked about the legal expense on page 62.
 206 Supervisor Arnaez asked about the invoices on page 145 and 146. She also asked about the after-
 207 hours expense on 150. Supervisor Lamp asked about the Aquatic Weed Control report on page
 208 153 and said he would like to see more detail. He also asked about the propane costs. Supervisor
 209 Sellent said she would like to see more detail from HCSO.

210

211

MOTION TO: Approve the January 2020 O&Ms.

212

MADE BY: Supervisor Arnaez

213

SECONDED BY: Supervisor Fernandez

214

DISCUSSION: None further

215

RESULT: Called to Vote: Motion PASSED

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5/0 – Motion passed unanimously

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219 **C. Review of Financial Statements Month Ending January 31, 2020**

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221 The financials were reviewed and accepted. Supervisor Arnaez asked about payroll on page 172
222 and the credit for Intuit. Mrs. Nussel will find out what the credit is for. Supervisor Sellent asked
223 if all of the assessments have been received. Mrs. Nussel said yes. Supervisor Lamp asked about
224 the tags for the charges for community activities on page 166. Mr. Reidt said they went on his
225 credit card and he codes them when he sends them in. Supervisor Lamp asked about submitting
226 the light pole to insurance. Mr. Reidt and Mrs. Nussel said the amount would be below the
227 deductible.

228
229

230 **6. NEW BUSINESS**

231 **A. Discussion on HOA Spending**

- 232 **i. Water Table 3 – Water Fountain Purchase**
- 233 **ii. Microphone/Speaker System for Meetings**
- 234 **iii. HOA Satellite Office Building**

235

236 Mr. Reidt said the water fountain went in earlier that day and is fully operational. Mr. Reidt and
237 the Board thanked the HOA. Mr. Reidt went over that the HOA is paying for the microphone and
238 speaker system for meetings as well. Joe McGee with the HOA went over a request for doing a
239 temporary HOA Satellite Office Building. The Board asked about air conditioning and how it's
240 anchored to the ground. Supervisor Lamp would like to see the timeline. The Board agreed to
241 approve the plan to move forward with the HOA bringing a design back to the CDD Board.

242

243 **B. Discussion on Fire Pit Repair**

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245 Mr. Reidt provided an update on the fire pit repair. The quote is to bring both fire pits to code
246 along with repairing it, as the company cannot repair the pits without bringing them back to
247 code. The quote is for \$3,424. Mr. Reidt reached out to many other companies for quotes, but
248 they said they do not work on these types of projects.

249

250

MOTION TO: Approve the proposal for \$3,424 to fix the fire pits
and get them back up to code.

251

252

MADE BY: Supervisor Fernandez

253

SECONDED BY: Supervisor Sellent

254

DISCUSSION: None further

255

RESULT: Called to Vote: Motion PASSED

256

5/0 – Motion passed unanimously

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

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261 A resident commented about the copyright issue with the fish photograph. There were also
262 comments on the temporary HOA Satellite Office, the landscape encroachment on CDD
263 property, and weed control on the island.

264

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266 **8. SUPERVISOR REQUESTS**

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268 Supervisor Lamp asked about moving the supervisor comments up on the agenda. He also
269 mentioned he has seen cars parked on the grass near the entrance to the fitness trail and
270 wondered if they could get a “no parking” sign to discourage cars from parking on the grass
271 there. Mr. Reidt will put out some signs.

272

273 Supervisor Sellent said she would like to keep the supervisor comments at the end. She also
274 asked Mrs. Nussel if she had found a replacement for MHD. Mrs. Nussel said the cost would be
275 about the same.

276

277 Supervisor Ryan asked about getting W2s. Mr. Reidt, Mrs. Nussel, and the Board discussed.

278

279 Supervisor Arnaez would like revisit some of the rules on the next month’s meeting agenda. The
280 Board discussed and said they will do it in April since March looks to be a packed agenda.
281 Supervisor Arnaez also mentioned a water safety class. She said that with the Board’s
282 permission, she would be happy to set it up and work with Mr. Reidt. The Board agreed that
283 Supervisor Arnaez should proceed.

284

285

286 **9. ADJOURNMENT**

287

288

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

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

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298 *These minutes were done in summary format.

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

302

303 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly
304 noticed meeting held on 8/24/20.

305 Debby Nussel

306 Signature

307 Debby Nussel

308 Printed Name

309

310 Title:

311 Secretary

312 Assistant Secretary

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[Signature]

Signature

Lisa Fernandez

Printed Name

Title:

Chairman

Vice Chairman

Recorded by Records Administrator

[Signature]

Signature

9/7/20

Date

