

RIVERCREST COMMUNITY DEVELOPMENT DISTRICT

July 20, 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, July 20, 2020 at 6:30 p.m.** via Zoom Meetings at <https://zoom.us/j/98157130380> with meeting ID 981 5713 0380.

1. CALL TO ORDER/ROLL CALL

Lisa Fernandez called the Regular Meeting of the Board of Supervisors of the Rivercrest Community Development District to order on **Monday, July 20, 2020 at 6:30 p.m.**

Board Members Present and Constituting a Quorum:

Lisa Fernandez	Chair
Ed Lamp	Vice Chair
Catherine Arnaez	Supervisor
Michael Ryan	Supervisor
Elaine Sellent	Supervisor

Staff Members Present:

Debby Nussel	District Manager, Meritus
Rick Reidt	Onsite Staff

There were approximately nine resident audience members.

2. AUDIENCE QUESTION AND COMMENTS ON AGENDA ITEMS

There were no audience question or comments on agenda items.

3. STAFF REPORTS

A. Debby Nussel – District Manager

i. Proposed Fiscal Year 2021 Budget

Mrs. Nussel reviewed the proposed budget with the Board. She went over that she had a conference call with Supervisor Lamp about staffing. Supervisor Sellent asked about the amenity supply and plant replacement program line items.

ii. Action Item List

The Board briefly reviewed the action item list.

47 **B. Operations Manager – Rick Reidt**

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49 The Board briefly reviewed the report.

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51 **C. Vivek Babbar – District Counsel**
52 **D. Tonja Stewart – District Engineer**

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54 There were no updates from Counsel or the Engineer at this time.

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57 **4. NEW BUSINESS**

58 **A. Discussion on Parking Lot Repair and Seal Proposal**

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60 The Board reviewed the proposal.

MOTION TO:	Approve Option 1 with the CDD paying \$13,955 and the HOA paying \$10,810.
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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70 **B. Discussion on Tennis Self Play Board Proposal**

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72 The Board reviewed and discussed the proposal. The Board was concerned with the cost and low demand for this item in the community. The Board would like for Supervisor Ryan to work with the HOA on making a list of items that the community would like to have and then bring it back to the September meeting. At this time, the Board will also discuss the master plan for the community.

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78 **C. Discussion on Irrigation and Sod Proposal for Ramble Creek**

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80 The Board reviewed the proposal and would like to just do the irrigation at first and see how the sod does.

MOTION TO:	Approve the irrigation proposal for \$1,800.
MADE BY:	Supervisor Lamp
SECONDED BY:	Supervisor Sellent
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion passed unanimously

90 **D. Discussion on Oak Removal for 11722 Crest Creek Drive**

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92 The Board discussed this item and wanted to get an Arborist to review the oak tree. Mr. Reidt
93 will get with Greenview and have an Arborist look at the tree before the next meeting.
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95 **E. Discussion on Employee Manuals**

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97 The Board would like for Mss. Nussel and Mr. Reidt to make any changes they see fit to the
98 manuals and bring it back to the Board.
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101 **5. CONSENT AGENDA**

102 **A. Consideration of Board of Supervisors Regular Meeting Minutes June 15, 2020**

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104 The Board reviewed the meeting minutes.
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MOTION TO:	Approve the June 15, 2020 meeting minutes.
MADE BY:	Supervisor Sellent
SECONDED BY:	Supervisor Armaez
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion passed unanimously

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113 **B. Consideration of Operations and Maintenance Expenditures June 2020**

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115 The Board reviewed the O&Ms and asked about the pool cleaning invoice and water bill for
116 refilling the community pool. A credit is needed for sewer on the water invoice. The Board also
117 noted that the Counsel invoice and Sun plumbing invoice are not broken down.
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MOTION TO:	Approve the June 2020 O&Ms.
MADE BY:	Supervisor Lamp
SECONDED BY:	Supervisor Fernandez
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 – Motion passed unanimously

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126 **C. Review of Financial Statement Month Ending June 30, 2020**

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128 The Board reviewed the financials and wanted to find out more information about the \$167,782
129 on the tax roll assessments that have not been collected. Mrs. Nussel will follow up and report
130 back to the Board.
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133 **6. SUPERVISOR REQUESTS**

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135 Supervisor Fernandez wanted to ask Counsel about having a children’s fun pool. She thought
136 they could try to make the pool more attractive for kids and wanted to know what type of
137 language they could use to do that.

138

139 Supervisor Ryan asked about having the next meeting at the clubhouse and about making one
140 pool more inviting to help residents enjoy the pools. He noted that they need to be careful with
141 the language they use and fair housing laws.

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143 Supervisor Arnaez mentioned that the Coke machine is not taking dollar bills. Mr. Reidt stated
144 that he already has a service ticket in. Supervisor Arnaez also asked about the timeframe for
145 having guests at the pool.

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147 Supervisor Lamp also commented about being careful with the language used and what is done
148 the pool. He also said they should start looking for part-time maintenance person to help cut
149 down on invoices. Mrs. Nussel will place an ad.

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151 Supervisor Fernandez suggested that they start using the volunteer form for items around the
152 amenities.

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154 Supervisor Sellent asked for an IT company and fish picture update. Mrs. Nussel updated the
155 Board on the IT company, and the Board said they would like to do an RFP for an IT company.
156 The Board agreed to just let the fish picture go with Chasm because it is not worth the attorney
157 expense.

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

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162 An audience member requested to have a recap at every meeting of the reserve line item and if
163 the CDD is over or under budget for the year. An audience member also thanked the Board for
164 their help in looking at rebranding the pools and working with the HOA.

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167 **8. ADJOURNMENT**

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MOTION TO:	Adjourn.
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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177 *Please note the entire meeting is available on disc.

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179 *These minutes were done in summary format.

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

183

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

186 Debby Nussel

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188 Signature

189 Debby Nussel

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191 Printed Name

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193 Title:

194 Secretary

195 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

